SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Sherwin	New Owner	155100B01100CO
(NAME)	(NAME)	Karen Y Johnson Davidson County
7248 Natchez Pointe Drive		Batch# 142018 DEEDWARRSP
(ADDRESS)	(ADDRESS)	09/17/2018 04:07:30 PM 3 pgs
Nashville, TN 37221		Fees: $18.00 Taxes: $2,571.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180917-0092247

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dalamar Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Sherwin and Beverly Sherwin, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Natchez Pointe Partners, a Tennessee General Partnership by Quit Claim Deed dated 01/26/2011 from Natchez Pointe, LLC of record in Instrument No. 20110126-0007323, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from Natchez Pointe Partners, a Tennessee General Partnership of record in Instrument No. ___20180917009246___, Register's Office for Davidson County, Tennessee.

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument 20080402-0033047, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Instrument 20080128-0008610, amended in Instrument 20180521-0048617, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Grant of Transmission Line Easement of record in Book 4150, Page 109, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument 20070226-0023092, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 20070226-0023127, in the Register's Office for Davidson County, Tennessee.
Roadway Access and Utility Easement of record in Instrument 20171215-0127717, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Instrument 20080128-0008611, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7248 Natchez Pointe Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 17th day of September, 2018 .

Dalamar Homes, LLC, a Tennessee limited liability company

By: _____ Date: 9-17-18
Kim Hicks
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kim Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Dalamar Homes, LLC, a Tennessee Limited Liability Company and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Authorized Agent.

WITNESS my hand and seal this 17th day of September, 2018.

_____
Notary Public: _____
My Commission Expires: 7-17-21

George Ziadeh
State of Tennessee Notary Public
Williamson County

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

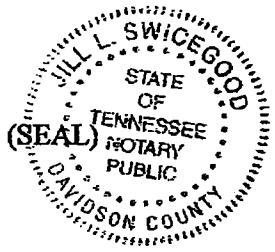
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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