Karen Johnson Davidson County
Batch# 186850 DEEDWARR
01/22/2019 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20190122-0006282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ C.E. Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Lee Welch
Affiant

Subscribed and sworn to before me this 15 day of January, 2019.

Notary Public
My commission expires: 7-17-21
(Affix Seal)

George Ziadeh Notary Public State of Tennessee Williamson County

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dalamar Homes, LLC	SAME	033-13-0A-042.00CO
130 Belle Forest Circle		
Nashville, TN 37221	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daryl M. Adler and Nelson Holt**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Dalamar Homes, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19, Hidden Springs Subdivision, Phase Two, Final Plat of record in Instrument Number 20061101-0135726, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daryl M. Adler and Nelson Holt, from Melanesia Harris, by deed on October 29, 2018, of record in Instrument Number 20181106-0109785, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- All matters as set forth per plat of record in Instrument 200611010135726, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument 200611070138720, as amended of record in Instrument 201104290032920, said Register's Office.
- Stormwater Detention Agreement of record in Instrument 200407280090336, said Register's Office.
- County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable.

This is improved property known as: **909 Hidden Springs Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTORS do hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this 14th day of January, 2019.

Daryl M. Adler

Nelson Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daryl M. Adler and Nelson Holt** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 14th day of January, 2019.

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

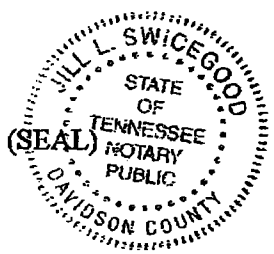
Attorney or Custodian

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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