Karen Johnson Davidson County
Batch# 204391 DEEDWARR
03/11/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20190311-0021967

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-21
(AFFIX SEAL)

George Ziader State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow, Inc., 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dalamar Homes, LLC	Dalamar Homes	128 12 0B 018.00
(NAME)	(NAME)	
130 Belle Forest Circle	130 Belle Forest Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Greater Middle Tennessee Development Partnership, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dalamar Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18, Woodbury Phase 2 in Plat Instrument No. 201404290035945, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee limited liability company dated July 26, 2012 and recorded August 10, 2012 in Instrument Number 20120810-0071790, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

All matters set forth in plats of record in Instrument 200502160017693, Instrument 201404290035945, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 201309240100444, Instrument 201406020047279, Instrument 201406200054093, said Register's Office.
Agreement of Easement of record in Book 5074, Page 856, said Register's Office.
Easement Agreement of record in Book 5074, Page 945, said Register's Office.
Easements of record in Book 8083, Page 534, Book 8083, Page 541, Book 8083, Page 547, said Register's
Stormwater Detention Agreements of record in Instrument 200501180005578, Instrument 200610230130904, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 201207060059466, said Register's Office.
Easement Agreement of record in Instrument 201208100071791, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201308300091922, said Register's Office.
Charter of the Homeowners Association of record in Instrument 201405300046691, said Register's Office.
County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☒
This is improved ☐ property, known as 572 Summit Oaks Court, Nashville, TN 37221

File Number: FND-186401SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 8 day of March, 2019

Greater Middle Tennessee Development Partnership,
a Tennessee General Partnership

By: Trianon Development Ltd.,
Managing General Partner

BY: _____
Fred M. Stevenhagen, Secretary

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fred M. Stevenhagen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Secretary of Trianon Development Ltd., the Managing General Partner for Greater Middle Tennessee Development Partnership, and that he as such Secretary, is authorized to execute the instrument on its behalf.

Witness my hand and official seal, this the 8 of March, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

File Number: FND-186401SSO

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.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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