Karen Johnson Davidson County
Batch# 204412 DEEDWARR
03/11/2019 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20190311-0021992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

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

Notary Public

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

George Ziadeh Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mart, 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, LLC	128 16 0B 073.00, and
(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 composed of Oakland Investments LTD., a Delaware Corporation and Trianon Developments LTD., a Delaware Corporation**, 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. 73 Summit Oaks, Phase Four in Instrument No. 20060417-0043459 and revised in Instrument No. 20060516-0057170, Register's Office for Davidson County, 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 composed of Oakland Investments LTD., a Delaware Corporation and Trianon Developments LTD., a Delaware Corporation by Warranty Deed from Carey G. Davis, Philip L. Davis and Philip L. Davis, Jr. dated April 17, 1990 and recorded April 18, 1990 in Book 8090, Page 748, 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 as set forth per plats of record in Plat Book 9700, Page 255, Instrument 200605160057170, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 20060418-0044430, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 20010925-0103587, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 20010925-0103588, said Register's Office.
Stormwater Detention Agreement of record in Instrument 20050728-0088585, said Register's Office.
Charter of Homeowners Association of record in Instrument 20020131-0013598, 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 544 Summit Oaks Court, Nashville, TN 37221

File Number: FND-186376SSO

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 Williamson

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-186376SSO

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) JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

900