SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 221208 DEEDWARRSP
04/23/2019 02:56:17 PM 2 pgs
Fees: $13.00 Taxes: $1,341.68

20190423-0037332

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,615.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

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
Irfan Uddin Sayyed	GUIDANCE RESIDENTIAL	114140A04700CO
(NAME) 412 Eagle Ridge	(NAME) 11107 SUNSET HILLS RD. SUITE 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) RESTON, VA 20190	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Irfan Uddin Sayyed and Fnu Samreen Begum, 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: IS FB

Land in Davidson County, Tennessee, being Lot No. 47, on the Final Major Subdivision Plat, PINE RIDGE ESTATES, Phase 2, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 20180322-0027255, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 05/03/2018, from KDS Investments General Partnership, a Tennessee general partnership, of record in Instrument No. 20180507-0043195, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument 20180322-0027255 and the boundary plat of record in Book 6900, Page 443, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7596, Page 692, amended in Instrument 20050916-0111743, 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.
Stormwater Detention Agreement of record in Instrument 20031119-0168896 and Instrument 20040521-0059899, in the Register's Office for Davidson County, Tennessee.

ByLaws of record in Instrument 20040503-0049797, amended in Instrument 20050916-0111744, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20141229-0118294, in the Register's Office for Davidson County, Tennessee.
Declaration of Covenants, conditions, and restrictions of record in Instrument 20171102-0112509, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument 20171117-0118443, in the Register's Office for Davidson County, Tennessee.
Agreement for Installation of Grinder Pump-Pressure Sewer System of record in Instrument 20181120-0114129, in the Register's Office for Davidson Count, 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 ☒ 412 Eagle Ridge, Nashville, TN 37209

(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.

Effective the 18th day of April, 2019.

Dalamar Homes, LLC, a Tennessee limited liability company

By: Kim Hicks

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 Official seal this 18th day of April, 2019.

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