Karen Johnson Davidson County
Batch# 285472 DEEDWARR
09/13/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20190913-0093171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2019.

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

George Ziadeh State of Tennessee Notary Public 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	part of 033-00-0-293.00
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 Adler and Nelson Holt**, hereinafter called the GRANTOR, does 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. 13 on the Final Plat, Phase 3, Hidden Springs, a Cluster Lot Development, of record in Instrument Number 20190807-0078397, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Daryl Adler and Nelson Holt by Deed from Capstar Bank, a Tennessee banking corporation on November 25, 2014 of record in Instrument Number 20141201-0109458, Register's Office for Davidson County, Tennessee.

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

- All matters as set forth per plat of record in Instrument 20190807007839?, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7885, Page 733, Register's Office for Davidson County, Tennessee.
- Easements set forth in Deeds of record in Instrument 200610050123600, Instrument 200911130104739 and Instrument 201412010109458, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201609080094712, Register's Office for Davidson County, Tennessee.
- County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable.

This is unimproved property known as: **Lot No. 13 on the Final Plat, Phase 3, Hidden Springs**

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 GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he 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 9th day of September 2019.

Daryl 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 Adler and Nelson Holt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 9th day of September 2019.

My commission expires 7/3/23

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.

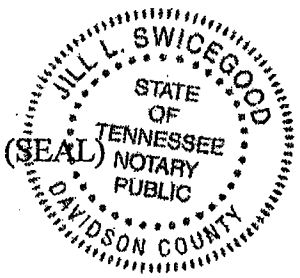
Attorney or Custodian

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

900