WARRANTY DEED

Karen Johnson Davidson County
Batch# 302390 DEEDWARR
10/17/2019 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20191017-0106553

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-21

(AFFIX SEAL)

George Ziadeh
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dalamar Homes, LLC, a Tennessee limited liability company	New Owner	128-00-0-201.00
(NAME)	(NAME)	
130 Belle Forest Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Debar Land Company, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company**, 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:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at an iron rod set by Ragan Smith, said rod being the northwesterly corner of Lot 14 of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, R.O.D.C., TN thence leaving said lot and along the line of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN, North 47 degrees, 33 minutes, 55 seconds West, a distance of 164.37 feet to a point; thence North 08 degrees, 37 minutes, 33 seconds West, a distance of 264.67 feet to a capped iron rod set, said rod being the point of beginning for the herein described land; thence continuing with the line of Sidwell, North 31 degrees, 07 minutes, 42 seconds West, a distance of 188.86 feet to a capped iron rod set; thence along the line of Dalamar Homes, LLC, of record in Instrument Number 20150603-0051629, R.O.D.C., TN, North 08 degrees, 47 minutes, 33 seconds West, a distance of 406.01 feet to a capped iron rod set along the line of Chandler E. Martin Et Al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN; thence North 82 degrees, 10 minutes, 11 seconds East, a distance of 451.26 feet to a capped iron rod set, said rod being a westerly corner of the P.U.D. Boundary & Subdivision Plat of Pine Forest, of record in Plat Book 9700, Page 476, R.O.D.C., TN: thence along the westerly line of Pine Forest, South 21 degrees, 45 minutes, 41 seconds East, a distance of 290.94 feet to a capped iron rod set; thence leaving said line and with the line of Dalamar Homes, LLC, of record in Instrument Number 20150603-0051629, R.O.D.C., TN, South 48 degrees, 08 minutes, 08 seconds West, a distance of 530.70 feet to the point of beginning, having an area of 217,800.2 square feet or 5.00 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660,

File No.: 01288-39976hhh
SMG TN Warranty Deed

on April 26, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

Being the same property conveyed to Debar Land Company, LLC by Quit Claim Deed dated 10/15/2019 from Matthew Martin of record in Instrument 20191015-0105555, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Right of Way Easement of record in Book 4589, Page 112, Register's Office for Davidson County, Tennessee.
Shared Driveway Easement Agreement of record in Instrument 201905290050757, Register's Office for Davidson County, Tennessee.
Water and Sewer Line Easement Agreement of record in Instrument 201909260098207, 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 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 ☐ property, known as 7544 Dunaway Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 16th day of October, 2019.

DEBAR LAND COMPANY, LLC

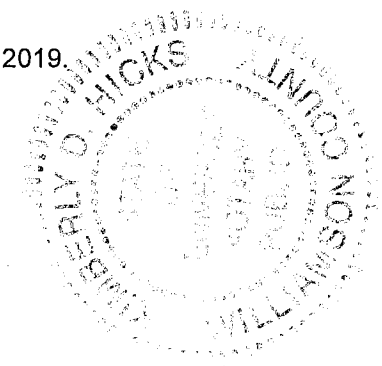
Dayla R. Martin
Secretary

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dayla R. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Secretary of Debar Land Company, LLC and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Secretary.

WITNESS my hand and seal this 16th day of October, 2019.

Notary Public
My Commission Expires: 2-21-22



RETURN TO:
Stewart Title Company Tennessee Division

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SMG TN Warranty Deed

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.

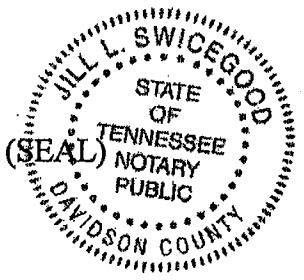
Attorney or Custodian

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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