Karen Johnson Davidson County
Batch# 329988 DEEDWARR
12/16/2019 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20191216-0129283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 07-03-2023
(AFFIX SEAL)

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0100B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Dalamar Homes, LLC, a Tennessee Limited Liability Company	Dalamar Homes, LLC, a Tennessee Limited Liability Company	Part of: 033-00-0-293.00
(NAME) 130 Belle Forest Circle	(NAME) 130 Belle Forest Circle	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-Five Thousand And No/100 Dollars ($75,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DARYL ADLER AND NELSON HOLT, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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:

Land in Davidson County, Tennessee, being Lot No. 14, on the Final Plat, Phase 3, Hidden Springs, a Cluster Lot Development, of record in Instrument No. 20190807-0078397, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Daryl Adler and Nelson Holt, as tenants in common by Warranty Deed dated 11/25/2014 from CapStar Bank, a Tennessee banking corporation, successor-by-merger to American Security Bank & Trust of record in Instrument 20141201-0109458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters as set forth per plat of record in Instrument 201908070078397, 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 2020 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☒
This is ☐ property, known as 321 Hidden Springs Cove, Nashville, TN 37207
improved

(House No.) (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 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 13th day of December, 2019.

Daryl Adler

Nelson Holt

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of December, 2019, before me personally appeared Daryl Adler and Nelson Holt known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 13th day of December, 2019.

Taylor Anderson
NOTARY PUBLIC

My Commission Expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

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.

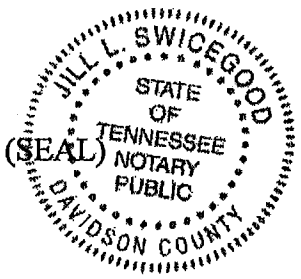
Attorney or Custodian

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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