# WARRANTY DEED

Karen Johnson Davidson County
Batch# 357438 DEEDWARR
02/12/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200212-0016184

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-2021

(AFFIX SEAL)

**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 | 128-00-0-195.00 |
| (NAME) | (NAME) | |
| 130 Belle Forest Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

George Ziadeh
State of Tennessee
Notary Public
Williamson County

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, a Tennessee limited liability company**, 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:

beginning at an iron rod set at the Northwest corner of Lot 32, Section Two, Dunaway Woods, of record in Book 9700, Page 284, R.O.D.C., TN

thence with a non-tangential curve turning to the left with an arc length of 37.60 feet, having a radius of 50.00 feet, a chord bearing of North 57 degrees, 57 minutes, 09 seconds West, and a chord length of 36.72 feet to an iron rod set; said point being the southeastern property corner of Kevin and Dayla Martin, Instrument number 20160907-0061061 R.O.D.C., TN;

thence along the eastern line of said property for the next four calls:

thence North 14 degrees, 55 minutes, 47 seconds East, a distance of 195.41 feet to a point;

thence North 55 degrees, 20 minutes, 14 seconds West, a distance of 287.77 feet to a point;

thence North 37 degrees, 03 minutes, 38 seconds West, a distance of 370.26 feet to a point;

thence North 10 degrees, 43 minutes, 44 seconds West, a distance of 68.45 feet to a point;

thence leaving said line with a new partition line for the following six calls:

thence North 44 degrees, 46 minutes, 07 seconds West, a distance of 86.44 feet to a point;

thence North 08 degrees, 54 minutes, 24 seconds East, a distance of 142.09 feet to a point;

thence North 60 degrees, 28 minutes, 55 seconds East, a distance of 219.20 feet to a point;

thence South 31 degrees, 07 minutes, 42 seconds East, a distance of 188.86 feet to a point;

thence South 08 degrees, 37 minutes, 33 seconds East, a distance of 264.67 feet to a point;

thence South 47 degrees, 33 minutes, 55 seconds East, a distance of 164.37 feet to an iron rod with a Ragan Smith cap, said iron rod being the northwestern corner of Lot 14, Section One, Dunaway Woods, of record in Book 5200, Page 132, R.O.D.C., TN;

thence along the western line of said subdivision for the following three calls;

thence South 23 degrees, 25 minutes, 16 seconds East, a distance of 229.23 feet to an iron rod set;

thence South 26 degrees, 07 minutes, 23 seconds East, a distance of 224.15 feet to a Ragan Smith iron rod;

thence South 23 degrees, 35 minutes, 28 seconds East, a distance of 31.82 feet to a Ragan Smith iron rod;

thence with the northerly line of the aforementioned Lot 32, South 66 degrees, 30 minutes, 03 seconds West, a distance of 174.14 feet to the point of beginning, having an area of 217,800.46 square feet or 5.00 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 28th, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

Being the same property conveyed to K. Thomas Sidwell by Quit Claim Deed dated 03/09/2017 from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument 201703230028462, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debar Land Company, LLC, a Tennessee limited liability company by Quit Claim Deed dated 01/31/2020 from K. Thomas Sidwell of record in Instrument 202002120016183, 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.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201901070001590, 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 2020 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 7540 Hallows 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 12th day of February, 2020.

DEBAR LAND COMPANY, LLC, A TENNESSEE
LIMITED LIABILITY COMPANY

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, a Tennessee limited liability company 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 12th day of February, 2020.

Notary Public
My Commission Expires: 11-17-2021

George Ziadeh
State of Tennessee
Notary Public
Williamson County

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200, Franklin, TN 37064**

File No.: 01288-39976uuu
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.

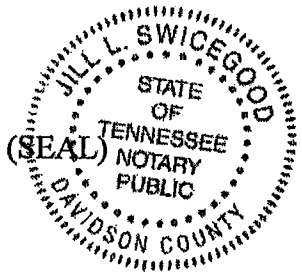
Attorney or Custodian

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

900