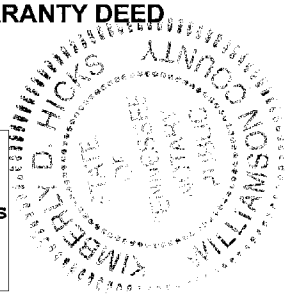
Karen Johnson Davidson County
Batch# 493650 DEEDWARR
10/12/2020 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20201012-0117915

WARRANTY DEED



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 8th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(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	128-00-0-193.00
(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, 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 record in Instrument Number 20150603-0051629 in the Register's Office For Davidson County, Tennessee (R.O.D.C., TN) and being more particularly described as follows:

Beginning at an eastern corner of Lot 33 Section Two, Dunaway Woods, of Record in Book 9700, Page 284, R.O.D.C., TN, said corner being along the westerly margin of Hallows Drive, and with the northerly line of Lot 33 for the following three calls:

thence North 30 degrees 52 minutes 59 seconds West, a distance of 116.74 feet to an iron rod with a Ragan Smith cap;

thence North 79 degrees 57 minutes 42 seconds West, a distance of 116.31 feet to a 5/8" iron rod;

thence North 85 degrees 25 minutes 10 seconds West, a distance of 238.88 feet to a capped iron rod set, said rod being along the easterly line of Sycamore Glen, of record in Book 5200, Page 102, R.O.D.C., TN;

thence with the line of Sycamore Glen, North 25 degrees 02 minutes 51 seconds West a distance of 500.93 feet to a 5/8" iron rod;

thence continuing with the subdivision line, North 23 degrees 52 minutes 25 seconds West, a distance of 21.34 feet to a capped iron rod set;

thence leaving said line and with a new partition line for the following five calls: North 66 degrees 07 minutes 35 seconds East, a distance of 270.21 feet to a capped iron rod set;

thence South 10 degrees 43 minutes 44 seconds East, a distance of 68.45 feet to a capped iron rod set;

thence South 37 degrees 03 minutes 38 seconds East, a distance of 370.26 feet to a capped iron rod set;

thence South 55 degrees 20 minutes 14 seconds East, a distance of 287.77 feet to a capped iron rod set;

thence South 14 degrees 55 minutes 47 seconds West, a distance of 195.41 feet to a capped iron rod set along the northerly margin of Hallows Drive;

thence with the margin along 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 South 78 degrees 57 minutes 22 seconds West, and a chord length of 36.72 feet to the point of beginning, having an area of 217,801.68 or 5 acres of land, more or less. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based upon survey work Dale and Associates performed in the fall of 2015.

Being the same property conveyed to Kevin Martin and Dayla Martin, husband and wife by Quit Claim Deed dated 09/06/2016 from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201609070094061, 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 10/06/2020 from Kevin Martin and Dayla Martin, husband and wife of record in Instrument 202010120117914_, 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.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201901070001658, 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.
Agreement for Dedication of a Public Utilities Easement of record in Instrument 202002260021449, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2021 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 7537 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 8th day of October, 2020.

DEBAR LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

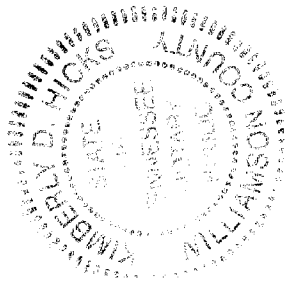
Dayla R. Martin
Secretary

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 8th day of October, 2020.

Notary Public
My Commission Expires: 2-21-22



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

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.

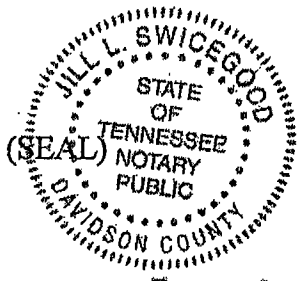
Attorney or Custodian

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