Karen Johnson Davidson County
Batch# 566244 DEEDWARRSP
02/02/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,394.86
20210202-0015153

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $917,531.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-07-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derrick D Salter	New Owner	128-00-0-201.00
(NAME)	(NAME)	
7544 Hallows Drive		
(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, **Dalamar Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Derrick D Salter and Candice M Salter, husband and wife**, 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, on April 26, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
Right of Way Easement of record in Book 4589, Page 112, in the Register's Office for Davidson County, Tennessee.
Shared Driveway Easement Agreement of record in Instrument 20190529-0050757, in the Register's Office for Davidson County, Tennessee.
Water and Sewer Line Easement Agreement of record in Instrument 20190926-0098207, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20201209-0143825, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Agreement for Dedication of a Public Utilities Easement of record in Instrument 20200226-0021452, in the Register's Office for Davidson County, Tennessee.

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 ☒ 7544 Hallows Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD 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. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 1st day of February, 2021.

Dalamar Homes, LLC, a Tennessee limited liability company

By: _____
Kim Hicks
Authorized Agent

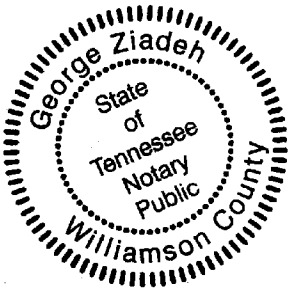
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kim Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Dalamar Homes, LLC, a Tennessee limited liability company and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Authorized Agent.

Witness my hand and Official seal this 1st day of February, 2021.

_____
Notary Public:
My Commission Expires: 7-17-2021

RETURN TO:
Stewart Title Company Tennessee Division 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.

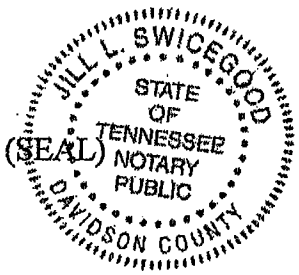
Attorney or Custodian

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

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