

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **DH Development, LLC, a Delaware limited liability company, ("Grantor")**, has this day bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto **Michael Scott Eder and wife, Joy Nicole Eder ("Grantee")**, their heirs and assigns, the following described tract or parcel of land, lying and being in the **THIRD CIVIL DISTRICT of Clay County, Tennessee**, bounded and described as follows:

**Map 058, Part of Parcel 003.03**

Being **Lot 40C**, as appears on the Final Plat of Swan Ridge Lake Resort, L.L.C., Phase I, now known as The Pointe at Dale Hollow, of record at Book P1, page 175, Register's Office, Clay County, Tennessee.

Being a portion of the same property acquired by DH Development, LLC, by virtue of a Special Warranty Deed dated June 6, 2017, of record at Book WD107, page 735, Register's Office, Clay County, Tennessee.

This conveyance is made expressly subject to the matters appearing on the plat referenced above; to the Declaration of Protective Covenants, Conditions, and Restrictions of record at Book WD87, page 245, Register's Office, Clay County, Tennessee; the First Restated, Amended and Combined Declaration of Protective Covenants, Conditions and Restrictions for the Pointe at Dale Hollow, of record at Book TD145, page 543, Register's Office, Clay County, Tennessee; and the First Amendment to the First Restated, Amended and Combined Declaration of Protective Covenants, Conditions and Restrictions for the Pointe at Dale Hollow, of record at Book WD109, page 745, Register's Office, Clay County, Tennessee.

To have and to hold the above described tract or parcel of land unto the Grantee herein named, her heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee herein named, her heirs and assigns, that it is lawfully seized and possessed of said land; that it has a good and lawful right to convey the same; that it is free and unencumbered, except as herein set out; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

This instrument prepared by:  
**Looney, Looney & Chadwell, PLLC**  
**156 Rector Ave., Crossville, Tennessee 38555**

MAP 58 TRANSFERRED  
G \_\_\_\_\_ CM \_\_\_\_\_ P 3.03  
BILLY R. SMITH  
ASSESSOR OF PROPERTY APPROVED

EXECUTED this 15 day of October, 2018.

DH Development, LLC

By: [Signature]

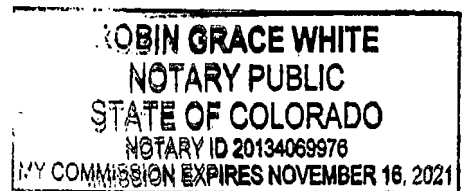
Its: Authorized Representative

State of Colorado )  
County of Denver )

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Amron M Patsch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative of **DH Development, LLC, a Delaware limited liability company**, and that he as such Authorized Representative, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Authorized Representative.

WITNESS my hand and seal this 15 day of October, 2018.

Robin Grace White  
NOTARY PUBLIC



My commission expires: 11/16/21

The name and address of the property owner is:

Michael & Joy Eder  
8864 S. Tibbs Ave  
Indianapolis, IN 46217

The name and address of the person or entity responsible for the payment of real property taxes is:

SAME

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

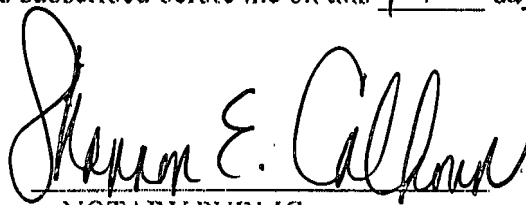
**AFFIDAVIT OF CONSIDERATION**

State of Tennessee )  
County of Cumberland )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$56,900.00, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary, sale.

  
\_\_\_\_\_  
Affiant

Sworn to and subscribed before me on this 17<sup>th</sup> day of October, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 4/7/2021

BK/PG: WD110/673-675  
**18001208**

3 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 18342	
10/22/2018 - 12:49:17 PM	
VALUE	56900.00
MORTGAGE TAX	0.00
TRANSFER TAX	210.53
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	228.53

STATE OF TENNESSEE, CLAY COUNTY  
**BRENDA BROWNING**  
REGISTER OF DEEDS

