File No. 260500731

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Natasha Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2006.

Lauren M Rickels
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/22/06 09:50 2 pgs
Fees:13.00 Taxes:148.00
20060522-0059574

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodridge Properties, LLC	Woodridge Properties, LLC	173-15-0A-113.00
(NAME) 210 Cullom Way	(NAME) 210 Cullom Way	
(ADDRESS) Clarksville, TN 37043	(ADDRESS) Clarksville, TN 37043	
(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, WE, The Craig Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodridge Properties, LLC, HEREINAFTER CALLED THE GRANTEE(S), 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. 113 on the Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development)A Resubdivision of Mill Run, Phase 1A, Lot 89, as of record in Instrument No. 20011009-0109754, and correct in Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to THE CRAIG COMPANY, by Special Warranty Deed from MILL RUN, LLC., a Tennessee limited liability company, of record as Instrument No. 20040924-0115364, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to The Plan of record in Plat Instrument No. 200110090109754, as corrected as Instrument No. 200206050067915; Restrictive covenants and By-Laws of record in Book 11675, Page 472, Instrument No. 200002150015152, Instrument No. 200211210144876 and Instrument No. 200207010079016; Charter of record as Instrument No. 199912070300674; Sanitary Sewer and/or Storm Drainage of record in Book 10448, Page 188; Grant of Easement for Conservation Greenway of record as Instrument No. 200110240116286; Landscape Agreement of record as Instrument No. 200104050033587; Quitclaim Deed to HOA for open space of record as Instrument No. 200112190139981; Storm Water Detention Agreement of record as Instrument No. 200104050033586;
Easement to Columbia Gulf Transmission Co. of record in Book 3933, Page 359, all appearing of record in Register's Office for Davidson County, Tennessee; Real property taxes for the year 2006 and thereafter, a lien not yet due and 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 Lot 113 Mill Run, Antioch, TN
(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 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 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 19th day of May, 2006.

The Craig Company

By:
Corey Craig, Vice President

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Corey Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of The Craig Company, the within named bargainor, a corporation, and that he as such Vice President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand at office this 19th day of May, 2006.

Commission expires: 1-20-09

Lauren M Rickels
Notary Public

File Number: 260500731

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

