Davidson County DEEDWARR
Recvd: 05/16/12 12:12 3 pgs
Fees:18.00 Taxes:118.40
20120516-0042381

WARRANTY DEED

State of Tennessee)
County of Williamson

G#24016-3

The actual consideration or value, whichever is greater, for this transfer is **$32,000.00.**

Affiant

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 15th day of May, 2012.

Notary Public

My commission expires: 7-2-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Citizens Homes, Inc.	**"New Owner"**	**164070A06300CO**
800 4th Avenue South		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Craighead Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Citizens Homes, Inc., a Delaware corporation

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 63 on the Final Plat of Harvest Grove, Section One (formerly Tillman), a Planned Unit Development, as of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 16, 2010, from Avenue Bank, a Tennessee corporation, of record in Instrument No. 20101222-0101679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20060726-0090037, amended in Instrument No. 200611116-0142300, Register's Office for Davidson County, Tennessee ("RODC");

2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Harvest Grove, of record in Instrument No. 20060628-0077382, RODC;

3) Charter of Harvest Grove Homeowners' Association, Inc., of record in Instrument No. 20060519-0059378, RODC;

4) Stormwater Detention Agreement of record in Instrument No. 20040707-0080492, RODC;

5) Easements to Tennessee Telephone Company, of record in Instrument No. 20060707-0081730 and in Instrument No. 20060707-0081731, and Release of Public Utility Easement, of record in Instrument No. 20070306-0027599, RODC;

6) Perpetual Easement for entrance sign of record in Instrument No. 20070220-0020794, RODC; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved property, known as: **1552 Rockglade Run, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 15th day of May, 2012.

Craighead Development, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr. Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.**, 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 **Assistant Chief Manager** of **Craighead Development, LLC**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.**, as **Assistant Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **May, 2012.**

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 10-21-12

True Copy Certification

I, Yvette Meldrum, 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.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/14/2013

