# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040715 DEEDWARR
Recvd: 05/16/13 08:52 2 pgs
Fees:13.00 Taxes:443.63
20130516-0049211

State of Tennessee )
County of Davidson )

G#24839-2

The actual consideration or value, whichever is greater, for this transfer is **$119,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2013.

Notary Public

My commission expires: 9-8-13

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 |
|---|---|---|
| **Tiphanie L. Leach** | **Pinnacle Bank** | **150140C002600CO** |
| **3100 Shady Tree Lane** | **150 3rd Avenue South, Suite 900** | |
| **Antioch, TN 37013** | **Nashville, TN 37201** | |

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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Tiphanie L. Leach, single**

HEREINAFTER CALLED THE GRANTEE, HER 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. 279 on the Final Plat of Fawn Crossing (formerly Moss), Cluster Lot Subdivision, Section One, a Planned Unit Development, as of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, 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 April 4, 2011, from Avenue Bank, of record in Instrument No. 20110408-0027415, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **Taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable;**

2) **All matters shown on the Plan of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, said Register's Office;**

3) **Declaration of Covenants, Conditions, and Restrictions and By-Laws of Fawn Crossing, of record in Instrument No. 20080325-0030024, Register's Office for Davidson County, Tennessee;**

4) **Charter of Fawn Crossing Owner's Association, Inc., of record in Instrument No. 20071113-0132619, Register's Office for Davidson County, Tennessee;**

5) **Storm Water Detention Agreement of record in Instrument No. 20051005-0119710, Register's Office for Davidson County, Tennessee;**

6) **Conveyance of Easement to Tennessee Telephone Company dba TDS Telecom, of record in Instrument No. 20060707-0081731, and Release of Public Utility Easements, of record in Instrument No. 20070306-0027599, said Register's Office;**

7) **Agreement for Dedication of Easement for Public Right of Way of record in Instrument No. 20060830-0107233, Register's Office for Davidson County, Tennessee; and,**

8) **Restrictive Covenants for Fawn Crossing, Section One, Lots 254, 257 through 266, 270, and 273 through 279, of record in Instrument No. 20100708-0053564, Register's Office for Davidson County, Tennessee.**

This is improved property, known as: **3100 Shady Tree Lane, 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, 2013.

**Craighead Development, LLC, a Tennessee limited liability company**

By: Carl A Neuhoff Jr
**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, 2013.**

Katherine Goodson
**Notary Public**

**My Commission Expires:** May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.