File 25519-3
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093495 DEEDWARR
Recvd: 11/01/13 08:47 2 pgs
Fees:13.00 Taxes:103.60
20131101-0113331

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$28,000.00~~

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2013.

Notary Public

My commission expires: 9-09-16

(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**	**Map 164-07-0-A,Parcel 004.00co**
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Craighead Development, LLC, a Tennessee limited liability company

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

Citizens Homes, Inc., a Delaware corporation

HEREINAFTER CALLED THE GRANTEES, 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. 4 on the Final Plat of Harvest Grove, Section One, (formerly Tillman), a Planned Unit Development, of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

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

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

1) The Plan of record in Instrument No. 20060726-0090037, amended in Instrument No. 200611116-0142300, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Harvest Grove, of record in Instrument No. 20060628-0077382, Register's Office for Davidson County, Tennessee.

3) Charter of Harvest Grove Homeowners' Association, Inc. of record in Instrument No. 20060519-0059378, Register's Office for Davidson County, Tennessee.

4) Stormwater Detention Agreement of record in Instrument No. 20040707-0080492, Register's Office for Davidson County, Tennessee.

5) Easements to Tennessee Telephone Company, of record in Instrument No. 2060707-0081730 and in Instrument No. 20060707-0081731, and Release of Public Utility Easement, of record in Instrument No. 20070306-0027599, Register's Office for Davidson County, Tennessee.

6) Perpetual Easement for entrance sign of record in Instrument No. 20070220-0020794, Register's Office for Davidson County, Tennessee.

7) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (_X__) property, known as: **405 Skygap Court, 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 31st day of October, 2013.

Craighead Development, LLC

By: _____

Carl A. Neuhoff, Jr. Assistant Vice-President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Assistant Vice-President** 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 Vice-President** 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 Vice-President.**

Witness my hand, at office at Nashville, Tennessee, this **31st** day of **October, 2013.**

_____

Notary Public

My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY