Box 14

255343

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100908 DEEDWARR
Recvd: 12/02/13 10:59 2 pgs
Fees:13.00 Taxes:103.60
20131202-0122312

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 27th day of November, 2013.

Notary Public

My commission expires: 4-19-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KATHY HANN MCCLANAHAN

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. a Tennessee corporation	**New Owner**	**Map 164-07-0-A,Parcel 058.00CO**
800 4th Avenue North		
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 Tennessee 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. 58 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.

This is improved (____) Unimproved (_X__) property, known as: **1553 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 27th day of November, 2013.

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., Assistant Chief Manager** 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 a Tennessee limited liability company,** 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 **27th** day of **November, 2013.**

_____

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-19-16