WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046302 DEEDWARR
Recvd: 06/30/14 11:27 2 pgs
Fees:13.00 Taxes:554.63
20140630-0057054

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2014.

Notary Public

My commission expires: 7-3-17

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE 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
Bonita Payne	owner at property	**Map 150-14-O-C Parcel 017.00CO**
3000 Apple Orchard Trail	address	
Antioch, TN 37013		

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

Bonita Payne, .unmarried /aka Bonita R Payne

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. 270 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 reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company by Deed from Avenue Bank, dated April 8, 2011, of record in Instrument No. 20110408-0027415, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record in Instrument No. 20070911-0108856 and Certificate of Correction of record in Instrument No. 20070917-0111418, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Covenants, Conditions, Restrictions and By-Laws of Fawn Crossing, of record in Instrument No. 20080325-0030024, Register's Office for Davidson County, Tennessee.
(3) Charter of Fawn Crossing Owner's Association, Inc. of record in Instrument No. 20071113-0132619, Register's Office for Davidson County, Tennessee.
(4) Storm Water Detention Agreement of record in Instrument No. 20051005-0119710, Register's Office for Davidson County, Tennessee.
(5) 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, Register's Office for Davidson County, Tennessee.
(6) Agreement for Dedication of Easement for Public Right-of-Way of record in Instrument No. 20060830-0107233, Register's Office for Davidson County, Tennessee.
(7) 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.
(8) Developer Declaration of Covenants, Conditions, and Restrictions (Our House Program), by Craighead Development, LLC, a Tennessee limited liability company, for the benefit of The Housing Fund, Inc., a Tennessee nonprofit corporation, dated April 8th, 2011, of record in Instrument No. 20110408-0027418, Register's Office for Davidson County, Tennessee.
(9) Taxes for 2014 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **3000 Apple Orchard Trail, 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 26th day of June, 2014.

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, a Tennessee limited liability company**, the within named bargainor, 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 **26th** day of **June, 2014.**

_____
Notary Public

My Commission Expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY