SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150087535 DEEDWARRSP
Recvd: 10/14/15 11:16 2 pgs
Fees: 13.00 Taxes: 1468.53
20151014-0104501

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,900.00

X Mairead Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/27/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mairead Callahan	SB1 Federal CU	072-16-0-C 002.00CO
(NAME)	(NAME)	
307B Mckennell Drive	1500 Spring Garden St	#500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Philadelphia, PA 19130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ridgemont Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mairead Callahan**, hereinafter called the GRANTEE(S), their heirs 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 Unit No. B, on the plan of McKennell Drive Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by the Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140102-0000261 amended in Instrument No. 201509170094299, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to K2 Properties, LLC by Warranty Deed dated 05/03/2013 from Jennifer L. Webster, now known as Jennifer L. Sherry of record in Instrument 20130509-0046961, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 02/18/2015 from K2 Properties, LLC, a Tennessee limited liability company of record in Instrument 201502260016668, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the boundary plat of record in Instrument No. 20130815-0085806, in the Register's Office for Davidson County, Tennessee.
Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140102-0000261, amended in Instrument No. 20150917-0094299, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants,

C15-1866

building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140102-0000074, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 307B Mckennell Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 5th day of October, 2015.

RIDGEMONT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Kevin Dattilo
Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Ridgemont Homes, LLC, a Tennessee Limited Liability Company and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 5th day of October, 2015.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027