Box#14
G#29182-3

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100719 DEEDWARR
Recvd: 11/15/16 11:34 2 pgs
Fees:13.00 Taxes:877.18
20161115-0120291

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $237,075.00.

Crystal Andrea Churchwell
Affiant

Subscribed and sworn to before me, this the 10th day of November, 2016.

Notary Public

My commission expires: 7.3.2017
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2017

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Crystal Andrea Churchwell** | **F&M Bank** | **Map 091-06-0-M Parcel 048.00co** |
| **414 West Mill** | **50 Franklin Street** | |
| **Nashville, TN 37209** | **Clarksville, TN 37040** | |

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

**Crystal Andrea Churchwell, a single woman**

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 Unit No. 48 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**BEING part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deeds from NLC Partners, a Tennessee general partnership, of record in Instrument No. 20141216-0115062, dated June 2, 2014 (value or consideration shown in aforementioned Deed $960,000.00), and of record in Instrument No. 20150218-0014214, dated February 18, 2015 (value or consideration shown in aforementioned Deed $1,490,000.00), Register's Office for Davidson County, Tennessee.**

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

**(1) All matters shown on the Plan as set out on Exhibit "C" to the Declarations, of record in Instrument No. 20141223-0117663 and amended in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, said Register's Office for Davidson County, Tennessee;**
**(2) Declaration of Covenants, Conditions, and Restrictions for West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, and in Instrument No. 20151218-0127193 and in Instrument No. 20151218-0127350, and Bylaws appended thereto, Register's Office for Davidson County, Tennessee;**
**(3) Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175;**
**(4) All matters shown on the Plan No. 2 of West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee;**
**(5) Dedication and Conveyance of Easement to City of Nashville, of record in Book 1939, Page 214, Register's Office for Davidson County, Tennessee;**
**(6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20140821-0076262, Register's Office for Davidson County, Tennessee;**
**(7) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20140821-0076274, in Instrument No. 20141219-0116173, in Instrument No. 20141219-0116216, and in Instrument No. 20151125-0119709, Register's Office for Davidson County, Tennessee;**
**(8) Taxes for the current year which have been prorated and paid by the Grantor, and subsequent years, not yet due and payable.**

Box#14
G#29182-3

This is Improved (__X__) Unimproved (____) property, known as **414 West Mill Drive, Nashville, TN 37209**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 **10th** day of **November, 2016.**

**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, within and for the State and County aforesaid, 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 the **Craighead Development, LLC, a Tennessee limited liability company**, within named bargainor, a Tennessee limited liability company, and that he as such **Assistant Chief Manager**, 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 such **Assistant Chief Manager**.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **November, 2016.**

CORYILYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
**Notary Public**

**My Commission Expires:**
7-8-2019