BOX #14

G#29574-2

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$420,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 4th day of April, 2017.<br><br>Notary Public<br><br>My commission expires: 1/17/21<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20170028599 DEEDWARR
Recvd: 04/05/17 09:10 2 pgs
Fees:13.00 Taxes:1554.00
20170405-0033186

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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 |
|---|---|---|
| **Craighead Development, LLC** | **"New Owner"** | **Part of 16400005800** |
| **421 East Iris Drive, Ste 300** | | |
| **Nashville, TN 37204** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Ole South/Craighead Joint Venture, a Tennessee joint venture**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Craighead Development, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, 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 Ole South/Craighead Joint Venture, a Tennessee joint venture, by Warranty Deed dated September 1, 2015, from Giacchino Spiezio and wife, Elizabeth Spiezio, of record in Instrument No. 20150910-0092100; being further conveyed to Attorneys Title Company, Inc., Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Quitclaim Deed dated February 17, 2017, from Ole South/Craighead Joint Venture, a Tennessee joint venture, of record in Instrument No. 20170217-0016804; and further conveyed to Ole South/Craighead Joint Venture, a Tennessee joint venture, by Quitclaim Deed dated February 22, 2017, from Attorneys Title Company, Inc., Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, of record in Instrument No. 20170222-0017666, all in the Register's Office for Davidson County, Tennessee.**

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

**1) All matters shown on the Plan as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20170301-0020039, said Register's Office;**

**2) Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, with By-Laws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee;**

**3) Grant of Transmission Line Easements of record in Book 2336, Page 541, and in Book 4441, Page 754, Register's Office for Davidson County, Tennessee;**

**4) Right-of-Way Deed granted to Davidson County, Tennessee, of record in Book 2544, Page 448, said Register's Office;**

**5) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20160413-0035292, Register's Office for Davidson County, Tennessee;**

**6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument No. 20160802-0079381, Register's Office for Davidson County, Tennessee; and,**

**7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.**

This is unimproved property, known as: **Unit Nos. 1 - 12 Hamilton Circle, 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 4th day of April, 2017.

**Ole South/Craighead Joint Venture, a Tennessee joint venture**

By: Craighead Development, LLC, a Tennessee limited liability company, as Manager

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 "LLC"), and who further acknowledged the LLC to be a Manager of **Ole South/Craighead Joint Venture,** the within named bargainor, a Tennessee joint venture, and that he as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the LLC by himself as such Assistant Chief Manager, said LLC signing as Manager.

Witness my hand, at office at Nashville, Tennessee, this **4th** day of **April, 2017.**

_____
**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21