Send Tax Statements To:

NEW OWNER

Name and Address of New Owner:
Michael B. Craig
6424 Mohawk Trail
Murfreesboro, TN 37129

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Bill Garrett
Batch# 34109
12/06/2017 11:20:52 AM
Fees: $13.00 Taxes: $555.00

Davidson County
DEEDWARR
2 pgs

20171206-0124478

From Information Furnish
The Parties

Map and Parcel 072-164-A-00100CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JASON BAXTER, MARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **MICHAEL B. CRAIG, UNMARRIED,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land situated in Davidson County, Tennessee, being Unit A, of the Homes at 2206 Sheridan Road, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2206 Sheridan Road, Horizontal Property Regime with Private Elements of record in Instrument No. 20160510-0046345, in the Register's Office of Davison County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jason Baxter, by deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, dated May 27, 2016, appearing of record in Instrument No. 20160602-0055826, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument No. 20160510-0046345; Homeowners Association Charter of record in Instrument No. 20160510-0046334; Plat of record in Book 5190, page 456; and to any and all matters shown on Instrument No. 20160510-0046345; all of said Register's Office.
>
> This property is investment property and was never the primary residence of the Grantor.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MICHAEL B. CRAIG, UNMARRIED,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantor.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of December, 2017.

JASON BAXTER

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared **JASON BAXTER,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in **Murfreesboro**, Tennessee, this the 1st day of December, 2017.

NOTARY PUBLIC
My Commission Expires: 1/24/21

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 1st day of December, 2017.

NOTARY PUBLIC
My Commission Expires: 4/6/21

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN