Box14

G30209-4

WARRANTY DEED

Bill Garrett Davidson County
Batch# 57228 DEEDWARR
02/09/2018 10:23:13 AM 2 pgs
Fees: $13.00 Taxes: $781.07
20180209-0013224

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $211,100.00

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2018.

Notary Public

My commission expires: 11/9/21

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(AFFIX SEAL)

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
Bentley S. Muse	**USAA Payment Processing**	**164-04-0-B-005.00co**
5508 Hamilton Circle	**P.O. Box 650060**	
Antioch, TN 37013	**Dallas, TX 75265-0660**	

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

Bentley S. Muse, an unmarried 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. 5 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 and as amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, 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 Craighead Development, LLC, a Tennessee limited liability company by Deed dated April 4, 2017, from Ole South/Craighead Joint Venture, a Tennessee joint venture of record in Instrument No. 20170405-0033186, 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) **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, and is subject to all matters as set forth therein.**

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, as amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, 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.**

7) **Agreement for Dedication of Easement for the purpose of Public Street Right-of-way, of record in Instrument No. 20170420-0038993, Register's Office for Davidson County, Tennessee.**

8) **Declaration of Restriction and covenants for Stormwater Facilities and systems of record in Instrument No. 20170714-0070732, Register's Office for Davidson County, Tennessee.**

9) **Sanitary Sewers and/or Storm Drainage Easement, Water Mains, Pumps and Appurtenances of record in Instrument No. 20180111-0003790, said Register's Office.**

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

This is improved property, known as 5508 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 **8th** day of **February, 2018.**

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., 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 **Craighead Development, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, 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 **8th** day of **February, 2018.**

_____
Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY