30755-5

Box 14

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 95324 DEEDWARRSP
05/22/2018 08:59:37 AM 2 pgs
Fees: $13.00 Taxes: $834.35

20180522-0048771

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,500.00.**

Shanna Dunbar
Affiant

Subscribed and sworn to before me, this the **21st** day of **May, 2018.**

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Douglas Dunbar and Shanna Dunbar	**Summit Funding Inc. a Corporation ISAOA**	**164-04-0-B-017-00co**
5532 Hamilton Circle	**2241 Harvard Street #200**	
Antioch, TN 37013	**Sacramento, CA 95815**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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

Douglas Dunbar and Shanna Dunbar, husband and wife

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. 17 on the Plan of Hamilton Run 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 for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument No. 20171117-0118441 and 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, and amended in Instrument No. 20171117-0118441 and Instrument No. 20171121-0119229, 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 October 16, 2017 from Ole South/Craighead Joint Venture, a Tennessee joint venture of record in Instrument No. 20171017-0106132, Register's Office for Davidson County, Tennessee.

THE conveyance 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, amended in Instrument Nos. 20171117-0118441 and 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 and in Instrument No. 20180111-0003790, Register's Office for Davidson County, Tennessee.

(7) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20170714-0070732, said Register's Office.

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

This is improved property, known as **5532 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 GRANTEE, and the heirs and/or assigns of said GRANTEE, forever; and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness my/our hand(s) this **21st** day of **May, 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 him/herself to be the **Assistant Chief Manager** of **Craighead Development, LLC**, the within named bargainor, a Tennessee limited liability company, and that s/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 **21st** day of **May, 2018.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21