Box#14
G#30625-3

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 97325 DEEDWARRSP
05/29/2018 09:13:52 AM 2 pgs
Fees: $13.00 Taxes: $798.83

20180529-0050701

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,900.00.**

Fran Muscatello
Affiant

Subscribed and sworn to before me, this the 25th day of May, 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
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
Fran Muscatello	**F&M Bank**	**164-04-0-B-013.00co**
5524 Hamilton Circle	**50 Franklin Street**	
Antioch, TN 37013	**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, Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fran Muscatello, 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 13, 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, 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, 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, and further being part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Deed, dated October 16, 2017, from Old South/Craighead Joint Venture, a Tennessee joint venture, of record in Instrument No. 20171017-0106132, 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 for Davidson County, Tennessee;

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 No. 20171117-0118441 and 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, Register's Office for Davidson County, Tennessee;

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;

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7) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170714-0070732, Register's Office for Davidson County, Tennessee;

8) 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.

9) 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 (__X__) Unimproved (____) property, known as **5524 Hamilton Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer this **25th** day of **May, 2018**.

Craighead Development, LLC, 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 **25th** day of **May, 2018.**

_____
Notary Public

My Commission Expires: 9/7/20

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY