BOX #14

G#30956-2

SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149352 DEEDWARRSP
10/05/2018 08:46:01 AM 2 pgs
Fees: $13.00 Taxes: $801.05

20181005-0098934

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$216,500.00.**

Donna M. Kavanagh
Affiant

Subscribed and sworn to before me, this the 28th day of September, 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
Donna M. Kavanagh and Lisa M. Eggleton	**"New Owners"**	**164040B02900CO**
5556 Hamilton Circle		
Antioch, TN 37013		

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,

Craighead Development, LLC, a Tennessee limited liability company

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

Donna M. Kavanagh, unmarried, and Lisa M. Eggleton, unmarried, as tenants in common with right of survivorship

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. 29 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 Nos. 20171117-0118441 and 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 Warranty Deed dated December 14, 2017, from Ole South/Craighead Joint Venture, a Tennessee joint venture, of record in Instrument No. 20171215-0127877, Register's Office for Davidson County, Tennessee.

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

1) All matters as 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", and as amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, said Register's Office;

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) Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way in Instrument No. 20170420-0038993, said Register's Office;

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

9) Taxes for the current year which have been prorated between the parties, and paid by the herein Grantor, and the subsequent years, not yet due and payable.

This is improved property, known as: **5556 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.

Witness its hand by its duly authorized officer this 28th day of September, 2018.

Craighead Development, LLC, a Tennessee limited liability company

By: _____
William R. Hostettler, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Hostettler,** 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 **Chief Manager** of **Craighead Development, LLC,** 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 **William R. Hostettler** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **28th day of September, 2018.**

_____
Notary Public

My Commission Expires: 9/1/20

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY