31563-5

Box 14

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 222129 DEEDWARRSP
04/26/2019 08:29:39 AM 2 pgs
Fees: $13.00 Taxes: $813.13

20190426-0038343

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$219,765.00.**

Affiant

Subscribed and sworn to before me, this the **25th** day of **April, 2019.**

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 |
|---|---|---|
| **Austin H. Ray** | **F&M Bank ISAOA/ATIMA** | **181-05-0-A-312-00co** |
| **912 Governors Court** | **50 Franklin St.** | |
| **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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Craighead Partners, LLC, a Tennessee limited liability company**

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

**Austin H. Ray, an unmarried man**

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. 912 on the Plan of Mill Ridge 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 of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0017114, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plan of Mill Ridge Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20180222-0017114, 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 Partners, LLC, a Tennessee limited liability company by Warranty Deed dated October 30, 2017, in the amount of $928,000.00, from Tennessee Bank & Trust, a Tennessee corporation of record in Instrument No. 20171103-0112843, said Register's Office for Davidson County, Tennessee.**

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

**(1) The Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0017114 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**(2) Declaration of Covenants, Conditions and Restrictions of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0017114, with Bylaws appended thereto as Exhibit "B", filed of record in said Register's Office.**

**(3) Declaration of Covenants, Conditions and Restrictions for the Master Regime of Mill Ridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0016771, said Register's Office.**

**(4) The flow of Mill Creek also known as Holt Creek.**

**(5) Easement for access to and from Mill Creek as of record in Book 2803 Page 42, said Register's Office.**

**(6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419 Page 526, said Register's Office.**

**(7) Stormwater Detention Agreement of record in Instrument No. 20061219-0156348, said Register's Office.**

**(8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20061219-0156351, said Register's Office.**

**(9) A Slope Easement and Temporary Construction Easement as set out in the Deed to the State of Tennessee of record in Instrument No. 20171024-0108924, said Register's Office.**

**(10) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set out in the Maintenance Document for Mill Ridge of record in Instrument No. 20180212-0013648, said Register's Office.**

**(11) Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190123-0006610, said Register's Office.**

**(12) 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 **912 Governors Court, 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 **25th** day of **April, 2019.**

**Craighead Partners, LLC, a Tennessee limited liability company**

**By:** _____
**Carl A. Neuhoff, Jr., Vice President**

## STATE OF TENNESSEE
## COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Vice President** 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 **Vice President** of **Craighead Partners, 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 **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **25th** day of **April, 2019.**

_____
**Notary Public**

**My Commission Expires:** 9/1/20

