Karen Johnson Davidson County
Batch# 264903 DEEDWARR
07/31/2019 03:43:24 PM 2 pgs
Fees: $13.00 Taxes: $1,572.13
20190731-0075658

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $424,900.00

Affiant

Subscribed and sworn to before me, this 26 day of July, 2019.

Notary Public

My commission expires: 4/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Loretta Boer	new owner	**072164A00100CO**
2206A Sheridan Road		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Michael B. Craig, unmarried

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

Loretta L Boer, a single 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 A, of the Homes at 2206 Sheridan Road, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2206 Sheridan Road, Horizontal Property Regime with Private Elements of record in Instrument No. 20160510-0046345, amended in Instrument No. 20181016-0102573, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Michael B. Craig, unmarried, by Warranty Deed from Jason Baxter, married, dated December 1, 2017, of record in Instrument No. 20171206-0124478, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-EXP-19-2206A

Restrictions of record in Instrument No. 20160510-0046345, Instrument No. 20181016-0102573, said Register's Office.

HOA Charter of record in Instrument No. 20160510-0046334, said Register's Office.

All matters shown on the plat of record in Plat Book 5190, page 456, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2206A Sheridan Road, Nashville, TN 37206.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

_____ Date: 7/26/19
Michael B. Craig

_____ Date: _____

STATE OF TN
COUNTY OF Rutherford

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Personally appeared before me, a Notary Public of said County and State, Michael B. Craig, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of July, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 5.20.22