Karen Johnson Davidson County
Batch# 270359 DEEDWARR
08/13/2019 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20190813-0080510

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

29807-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Craighead Partners, LLC ATTN C. Neuhoff 421 East Iris Dr., Suite 300 Nashville, TN 37204	New Owner	10204010800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Wayne Greer** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Craighead Partners, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Horton Heights Section I, as of record in Book 2133, Page 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof, more particularly described as follows:

Said Lot No. 1 fronts 107.3 feet on the southerly margin of an access road adjoining and lying immediately to the South of Charlotte Pike, and extends back between lines, 348.6 feet on the westerly side and 378.4 feet on the easterly side, to a dead line in the rear on which it measures 209 feet.

This is unimproved property commonly known as 6411 Charlotte Road Circle, Nashville TN 37209.

BEING all of the same property conveyed to Wayne Greer by Warranty Deed dated August 8, 2006 from Ruth Elizabeth Watts, beneficiary under the Will of John H. Watts, Jr., deceased, of record in Instrument No. 20060814-0100046, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated July 9, 2019 from Watts Properties, L.P., a Tennessee limited partnership, of record in Instrument No. 20190719-0070970, said Register's Office.

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, their successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of August, 2019.

Wayne Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wayne Greer, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of August, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this
12th day of August, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 10204010800. 2019 estimated taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 2133, Page 28, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

