Box#14 G#32245-3

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 278260 DEEDWARRSP
09/03/2019 09:21:28 AM 2 pgs
Fees: $13.00 Taxes: $536.13

20190903-0088209

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$144,900.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of **August, 2019.**

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Emelia Eskandari	**F&M Bank**	**181-05-0-A-204.00co**
934 Governors Court #204	**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 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

Emelia Eskandari, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 204 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company by Warranty Deed dated October 30, 2017, 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) All matters shown on the Plan of record as set out on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee;

3) Bylaws of Mill Ridge Condominiums, a Condominium Development, appended thereto in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee;

4) Charter of Mill Ridge Condominium Owners' Association of record in Instrument No. 20190606-0054126, Register's Office for Davidson County, Tennessee;

5) 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, and Attorneys Certificate in Instrument No. 20190726-0073876, Register's Office for Davidson County, Tennessee;

6) Charter of Mill Ridge Master Corporation of record in Instrument No. 20190606-0054124, Register's Office for Davidson County, Tennessee;

7) Subject of the flow of Mill Creek also known as Holt Creek.

8) Easement for access to and from Mill Creek as of record in Book 2803 Page 42, Register's Office for Davidson County, Tennessee;

9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419 Page 526, Register's Office for Davidson County, Tennessee;

10) Stormwater Detention Agreement of record in Instrument No. 20061219-0156348, Register's Office for Davidson County, Tennessee;

11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20061219-0156351, Register's Office for Davidson County, Tennessee;

12) 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, Register's Office for Davidson County, Tennessee;

13) 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, Register's Office for Davidson County, Tennessee;

14) Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190123-0006610, Register's Office for Davidson County, Tennessee;

15) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (____) Unimproved (__X__) property, known as **934 Governors Court #204 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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.

Witness its hand by its duly authorized officer this **29th** day of **August, 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, within and for the State and County aforesaid, personally appeared **Carl A. Neuhoff Jr.** 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 **Vice President** of **Craighead Partners, LLC,** a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such **Vice President**, 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 and official seal at Nashville, Tennessee, this **29th** day of **August, 2019.**

_____
Notary Public
My Commission Expires: 11/8/21

