G#32246-4
Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 280405 DEEDWARRSP
09/04/2019 09:24:24 AM 2 pgs
Fees: $13.00 Taxes: $621.23

20190904-0089001

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$167,900.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2019.

Notary Public

My commission expires: July 3, 2020
(AFFIX SEAL)

JEFFREY S. BENZ 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
Ryan Cox	**F & M Bank**	**181-05-O-A-307.00co**
934 Governors Court, #307	**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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Craighead Partners, LLC, a Tennessee limited liability company

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

Ryan Cox, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 307 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, 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 "D" to the Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, 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 Condominiums, a Condominium Development, a Horizontal Property Regime, of record in Instrument No. 20180222-0017118, with By-Laws of Mill Ridge Condominiums Owners Association appended thereto as Exhibit "B", said Register's Office.**

3) **Charter of Mill Ridge Condominium Owners' Association of record in Instrument No. 20190606-0054126, said Register's Office.**

4) 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, said Register's Office.

5) Charter of Mill Ridge Master Corporation of record in Instrument No. 20190606-0054124, said Register's Office.

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

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

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

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

10) 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.

11) Subject to 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.

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

13) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved property, known as 934 Governors Court, #307, 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 **30th** day of **August, 2019**.

Craighead Partners, LLC, a Tennessee limited liability company

By: Carl A Neuhoff

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.**, 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,** 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 **Carl A. Neuhoff, Jr.,** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **30th day of August, 2019.**

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/3/2023