32214-5

Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 285589 DEEDWARRSP
09/16/2019 08:53:04 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20190916-0093357

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**.

Affiant

Subscribed and sworn to before me, this the **13th** day of **September, 2019.**

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK 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
Tyler Austin Marudas	F&M Bank	181-05-0-A-312-00co
934 Governors Ct #312	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

Tyler Austin Marudas, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 312 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, for consideration of $928,000.00 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, said Register's Office.

(3) Bylaws of Mill Ridge Condominiums, a Condominium Development, appended thereto in Instrument No. 20180222-0017118, said Register's Office.

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

(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, said Register's Office.

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

(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, said Register's Office.

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

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

(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, said Register's Office.

(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, said Register's Office.

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

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

This is improved property, known as **934 Governors Ct #312, 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 **13th** day of **September, 2019.**

Craighead Partners, LLC, a Tennessee limited liability company

By: _____
William R. Hostettler, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Hostettler, 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 **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 **William R. Hostettler** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **13th** day of **September, 2019.**

_____
Notary Public

My Commission Expires: 9/7/20

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY