Box 14
G32625-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.** Patrick R. McBride Affiant Subscribed and sworn to before me, this the 31st day of January, 2020. Notary Public My commission expires: 11/8/2020 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 352803 DEEDWARR
02/04/2020 09:27:38 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20200204-0012578

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
Sarah E. McBride **Patrick R. McBride**	**Churchill Mortgage Corporation**	**095-02-0-097.00**
2214 June Drive	**1749 Mallory Lane, Ste 100**	
Nashville, TN 37214	**Brentwood, TN 37027**	

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 Development, LLC, a Tennessee limited liability company

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

Sarah E. McBride and Patrick R. McBride, wife and husband

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 Lot No. 88 on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company by Warranty Deed dated May 28, 2019 from Patricia C. Farrell, a widow of record in Instrument No. 20190529-0050500, 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 in Plat Book 2133, Page 87, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 2271, Page 541, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

3) **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 2214 June Drive, Nashville, TN 37214

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 my/our hand(s) this **31st** day of **January, 2020.**

Craighead Development, LLC, a Tennessee limited liability company

By:_____
Carl A. Neuhoff, Jr. Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Assistant Chief Manager** 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 **Assistant Chief Manager** of **Craighead Development, LLC, a Tennessee limited liability company,** 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 **Assistant Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **31st** day of **January, 2020.**

_____
Notary Public

My Commission Expires: 11/8/21

