33278-5

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 507701 DEEDWARRSP
11/03/2020 09:20:15 AM 2 pgs
Fees: $13.00 Taxes: $669.33

20201103-0128273

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$180,900.00**.

Virginia Collins
Affiant

Subscribed and sworn to before me, this the **23rd** day of **October, 2020.**

Notary Public

My commission expires: 11/8/21
(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
Virginia Collins	**Guaranteed Rate, Inc.**	**102-04-0-C-024-00co**
6411 Charlotte Road Circle #308	**4044 North Lincoln #324**	
Nashville, TN 37209	**Chicago IL 60618**	

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

Virginia Collins, a single 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. 308 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Flats at West Meade, 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 Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038, 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 Declaration. Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for placement of Units, as shown on Exhibits "C-1" and "C-2" to the Declaration of record in Instrument No. 20191029-0111038, 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 Exhibits "C-1" and "C-2" to the Declaration as of record in Instrument No. 20191029-0111038, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038, Register's Office for Davidson County, Tennessee.**

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

4. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190923-0096479, Register's Office for Davidson County, Tennessee.**

5. **Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20191004-0101962, Register's Office for Davidson County, Tennessee.**

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

This is improved property, known as **6411 Charlotte Road Circle #308, Nashville, TN 37209**

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 **23rd** day of **October, 2020.**

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 of said County and State, personally appeared **Carl A. Neuhoff, Jr., Vice 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 **Vice 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 **Carl A. Neuhoff, Jr.** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **23rd** day of **October, 2020.**

_____
Notary Public

My Commission Expires: 8/6/2023

