G-34593-3

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 629102 DEEDWARR
05/05/2021 09:51:27 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210505-0060058

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of April 2021.

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
Craighead Partners, LLC a Tennessee limited liability company	**NEW OWNER**	**141-15-0-B-062-00co**
421 East Iris Drive, Ste 300		
Nashville, TN 37204		

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,

Carol P. Adams, a married woman

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

Craighead Partners, LLC a Tennessee limited liability company

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. 108 on the Plan of Rolling River Estates, Phase 3, as shown by plat of record in Book 5200, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all the same property conveyed to Carol P. Adams by Warranty Deed dated December 19, 2003 of record in Instrument No. 20031223-0182302 Register's Office for Davidson County, Tennessee. Robert Overton III, spouse of the above-named Carol P. Adams, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above-described property, including any marital rights and homestead exemption.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Plan of Record in Plat 5200, Page 81, said register's Office, show's an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Restrictive Covenants contained in in Book 4788, Page 950, amended in Book 4871, Page 640, said Register's Office. Note: said restrictions are not applicable to portions thereof that have already expired.**
3. **Declaration of Covenants, Conditions and Restrictions of Rolling River Estates, Inc. of record in Book 4892, Page 689 and supplemental for Phase III in Book 5336, Page 480, Register's Office for Davidson County, Tennessee.**
4. **Charter of Rolling River Estates, Inc. of record in Book 4892, Page 671 amended in Book 8276, Page 552.**
5. **Conveyance of Common Area to Rolling River Estates, Inc. of record in Book 5689, Page 652.**
6. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **6948 Stone Creek Road, Nashville, TN 37221**

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 **21st** day of **April 2021.**

Robert Overton, III

Carol P. Adams

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of said County and State, **Robert Overton, III and Carol P. Adams,** the within named seller, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **April 2021.**

Notary Public

My Commission Expires: 11/8/24

