G34506-4 BOX #14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 631900 DEEDWARRSP
05/10/2021 08:36:10 AM 2 pgs
Fees: $13.00 Taxes: $902.43

20210510-0062074

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$243,900.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2021.

Notary Public

My commission expires: 11/8/24
(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
Melissa Danielle Dikau	**Pinnacle Bank**	**102-04-0-C-004.00 CO**
6411 Charlotte Road Circle #104	**150 3rd Avenue South, Ste 1000**	
Nashville, TN 37209	**Nashville, TN 37201**	

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

Melissa Danielle Dikau, a single woman

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. 104 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, as amended in Instrument 20201008-0117351, 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 August 12, 2019, from Wayne Greer, of record in Instrument No. 20190813-0080510, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan of record as set out on Exhibits "C-1" and "C-2" to the Declarations of record in Instrument No. 20191029-0111038, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed 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, as amended in Instrument No. 20201008-0117351, Register's Office for Davidson County, Tennessee;

4) All matters shown on the Plan of record in Plat Book 2133, Page 28, Register's Office for Davidson County, Tennessee;

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

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

7) 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 6411 Charlotte Road Circle #104, Nashville, TN 37209.

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 **7th** day of **May, 2021.**

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.,** 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 **7th day** of **May, 2021.**

My Commission Expires: 11/8/21

_____
Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON