34692-5

WARRANTY DEED

Karen Johnson Davidsor County
Batch# 651476 DEEDWARR
06/08/2021 10:56:07 AM 2 pgs
Fees: $13.00 Taxes: $1,460.32

20210608-0076637

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$394,680.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

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
Katharine K. Decker	NEW OWNER	**141-15-0-B-062.00co**
6948 Stone Creek		
Nashville, TN 37221		

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

Katharine K. Decker, an unmarried 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:

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Rolling River Estates, Phase III, 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 the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company by Warranty Deed dated April 21, 2021 from Carol P. Adams, a married woman and Robert Overton III, her spouse, joins in this conveyance for the purpose of releasing any and all rights he may have in and to said property, of record in Instrument No. 20210505-0060058, Register's Office for Davidson County, Tennessee.

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. **By-Laws of record in Book 4892, page 679, said Register's Office.**

5. **Charter of Rolling River Estates, Inc. of record in Book 4892, Page 671 amended in Book 8276, Page 552.**

6. **Conveyance of Common Area to Rolling River Estates, Inc. of record in Book 5689, Page 652.**

7. **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 **6948 Stone Creek, 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 **4th** day of **June, 2021.**

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 **4th** day of **June, 2021.**

Notary Public

My Commission Expires: 7/9/24

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY