WARRANTY DEED

Karen Johnson Davidson County
Batch# 799317 DEEDWARR
02/02/2022 12:00:25 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50

20220202-0012347

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 28TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1550

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Ifeoluwa Morrison and Ese Morrison		051-14-0B-007.00CO
714 Inspiration Blvd.		
Madison, TN 37115		

FOR AND 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,

SAMAROO DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

IFEOLUWA MORRISON AND ESE MORRISON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 714, on the plan of The Brownstones at Creative Way, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Brownstones at Creative Way, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191126-0122335, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING a portion of the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company by Warranty Deed from Autumn Lane Partners, GP, a Tennessee general partnership, dated June 22, 2018, recorded on July 2, 2018, of record in Instrument No. 20180702-0064065, Register's office for Davidson County, Tennessee; and also being the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company, by Warranty Deed from the State of Tennessee, dated September 11, 2019, recorded on September 17, 2019, of record in Instrument No. 20190917-0093957, Register's office for Davidson County, Tennessee. For further reference, see Quitclaim Deed in Instrument No. 20190510-0044291, said Register's office, the purpose of which was to combine parcels into one tax parcel with one tax parcel identification number.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat recorded in Instrument No. 20191125-0121392, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20191126-0122335, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Easement for sewer/storm sewers, water mains, pumps & appurtenances of record in Instrument No. 20190516-0046203, said Register's Office.

5. Right-of-way easement of record in Book 4886, page 532 and Book 4877, page 424, said Register's Office.

6. Restrictions in HOA Bylaws of record in Instrument No. 20191126-0122335, said Register's Office.

7. Sewer/storm drainage easement agreement of record in Instrument No. 20141202-0011399, said Register's Office.

8. Water line easement agreement of record in Instrument No. 20141202-0110399, said Register's Office.

9. Restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20190107-0001671 and Instrument No. 20210823-0113853, said Register's Office.

10. Letter of responisibility (shared sewer lines prior to connection with public sewer) of record in Instrument No. 20190612-0056577, said Register's Office.

11. Parking agreement of record in Instrument No. 20210319-0036930, said Register's Office.

12. Conveyance to State of Tennessee of record in Instrument No. 20190917-0093957, said Register's Office.

This is improved property known as 714 Inspiration Blvd., Madison, TN 37115

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 28th day of January, 2022.

Samaroo Development Group, LLC, a Tennessee limited liability company

BY: _____
Kimberly Hollingshead
Authorized Signatory

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kimberly Hollingshead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signatory,and is authorized to execute the instrument of Warranty Deed, for the purposes therein contained, by signing the name of the limited liability company by herself as Kimberly Hollingshead.

Witness my hand and official seal this 28th day of January 2017.

_____
Notary Public
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025