Karen Johnson Davidson County
Batch# 836288 DEEDWARR
04/08/2022 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,846.30
20220408-0040817

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 31ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1916

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Noah Michael Camp and Michael Dennis Camp	Citizens Bank, N.A.	051-14--0B-035.00
744 Inspiration Blvd	One Citizens Plaza	
Madison, TN 37115	Providence, RI 02903	

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,

ONE B PROPERTIES, LLC, TENNESSEE LIMITED LIABILITY COMPANY

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

NOAH MICHAEL CAMP AND MICHAEL DENNIS CAMP

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. 744 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 made for a more complete and accurate description thereof.

BEING the same property conveyed to One B Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Christopher N. Weber, married man, dated March 4, 2021, recorded on March 8, 2021, in Instrument No. 20210308-0029937, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Christopher N. Weber, married by Warranty Deed from Samaroo Development Group, LLC, a Tennessee Limited Liability, dated October 22, 2020, recorded on October 28, 2020, in Instrument No. 20201028-0124852, Register's Office for Davidson County, Tennessee. Also, being a portion of the same property conveyed to Samaroo Development Goup, LLC, a Tennessee limited liability company by Quitclaim Deed from Samaroo Development Group, LLC, a Tennessee liability

company, dated March 22, 2019, recorded on May 10, 2019, in Instrument No. 20190510-0044291, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Samaroo Development Group by Warranty Deed from Auburn Lane Partners, GP, a Tennessee General Partnership, dated June 22, 2018, recorded on July 2, 2018, in Instrument No. 20180702-0064065, Register's Office for Davidson County, Tennessee.

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 of record 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 and appurtenances of record in Instrument NO. 20190516-0046203, said Register's Office.

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

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

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

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

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

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

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

This is improved property known as 744 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 31st day of March, 2022.

One B Properties, LLC, Tennessee Limited Liability Company

BY:_____
Christopher N. Weber
President

STATE OF TENESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Christopher N. Weber 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 President, and is authorized to execute the instrument of Warranty Deed, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Christopher N. Weber.

Witness my hand and official seal this 29 day of March 2022.

_____
Notary Public
My Commission Expires: 11/3/2026



Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3·31·22.

Kimberly Hollingshead, Esq.

3·31·22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of March, 2022.

Notary Signature

My Commission Expires 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON