Karen Johnson Davidson County
Batch# 880373 DEEDWARR
06/29/2022 09:26:19 AM 3 pgs
Fees: $18.00 Taxes: $1,223.20
20220629-0074866

GENERAL WARRANTY DEED

This Instrument Was Prepared By and Return to:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Sherry Bowins **924 Millstream Dr.** **Nashville, TN 37218**	**Guaranteed Rate, Inc.** **PO Box 0054** **Palatine, IL 60055-0054**	**058-07-0C-005.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$330,595.00.**

Affiant

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-26-2024

Sworn to and subscribed before me this 27th day of June, 2022.

Notary Public

My commission expires: 10.26.24

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **SDH Nashville LLC, a Georgia limited liability company** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Sherry Bowins, Unmarried** (the "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee and being Unit No. 19A, as established by Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, in the Register's Office for Davidson County, Tennessee, as supplemented by instrument of record in Instrument No. 20210330-0041867. to which reference is hereby made for a more complete legal description and formerly being Lots 6,7, and 19 on A Final Plat for The Crossing at Drakes Branch, Phase 1, according to plat appearing of record in Instrument No. 20201023-0123325, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company by Special Warranty Deed from DB Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20220103-0000752 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on January 03, 2022.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 27th day of June, 2022.

GRANTOR:

SDH NASHVILLE LLC, a Georgia limited liability company

By: _____
Andrew T. Pfeifer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Andrew T. Pfeifer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the **President** of SDH Nashville LLC, the within named bargainor, a company, and that he as such **President** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said **Andrew T. Pfeifer** as **President.**

Witness ~~my hand, at office~~, this 27th day of June, 2022.

_____
~~Notary Public~~

My Commission Expires: 10-26-24



EXHIBIT A

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements or claims of easements not shown by the Public Records.

4. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

5. Taxes for the year 2022, a lien not yet due and payable.

6. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20201023-0123325, Register's Office for Davidson County, Tennessee.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20201030-0127244 and supplemented in Instrument No. 20210330-0041867, Register's Office for Davidson County, Tennessee, 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.

8. Charter of The Crossing at Drakes Branch Homeowners Association, Inc. of record at Instrument No. 20200612-0060384, amended in Instrument No. 20201029-0126134, in the aforesaid Register's Office.

9. Charter of The Crossings at Drake's Branch Townhome Owners Association, Inc. of record at Instrument No. 20200727-0082061, amended in Instrument No. 20201029-0126133, in the aforesaid Register's Office.

10. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument No. 20210518-0067499, in the Register's Office for Davidson County, Tennessee.

11. Memorandum of Intercreditor Agreement of record in Instrument No. 20200810-0088644 and Instrument No. 20190227-0017950, in the Register's Office for Davidson County, Tennessee.

12. Declaration of Restrictions and Covenants for StormWater Facilities and Systems of record in Instrument No. 20190620-0059753, in the Register's Office for Davidson County, Tennessee.

13. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

14. Subject to rights of others in and to the common areas and/or elements.