Karen Johnson Davidson County
Batch# 987194 DEEDWARR
03/31/2023 11 07 24 AM 2 pgs
Fees $13 00 Taxes $1,348 65

20230331-0023399

WARRANTY DEED

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-LWF-23-889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,500 00

Christine Marcoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 2/28/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Megan E. Hinde	New Owner	
(NAME)	(NAME)	044-09-0B-084 00-CO
889 Industrial Dr		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY HARDWICK, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN E. HINDE,** _____, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit.

Land in Davidson County, Tennessee, being Unit No 84, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No 20190423-0037385 as amended in Instrument No 20190627-0062402, and in Instrument No 20200116-0005698, and in Instrument No 20201203-0140753, in Instrument No 20210224-0022939 and on Instrument No 20210825-0115036, and Attorney's Certificate of record in Instrument No 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment to the Declarations of record in Instrument No 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit

Being the same property conveyed to Jeffrey Hardwick, an unmarried man by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No 20220603-0064170 Register's Office for Davidson County, Tennessee, dated June 02, 2022 and recorded on June 03, 2022

This conveyance is subject to

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190423-0037385, amended in Instrument No 20190627-0062402, amended in Instrument No 20200116-005698 and Attorney' s Certification in Instrument No 20200406-0036201, further amended in Instrument No 20201203-0140753, Instrument No 20210224-0022939 and Instrument No 20210825-0115036, Register's Office for Davidson County, Tennessee
- Charter of Homeowners Association of record in Instrument Number 20200206-0014175, in the Register's Office for Davidson County, Tennessee
- Easement for Highway Purposes of record in Book 4377, Page 391, in the Register's Office for Davidson County, Tennessee
- Notice of Land Use Restrictions of record in Instrument Number 20091002-0091659 and Instrument No 20091002-0091660, in the Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20011010-0110524, Instrument No 20011010-0110526, Instrument No 20011010-0110528 and Instrument No 20190604-0053339, in the Register's Office for Davidson County, Tennessee
- Easement for Water Mains and Appurtenances of record in Book 11008, Page 297 and Book 11008, Page 302, in the Register's Office for Davidson County, Tennessee

- Easement Agreement for Roadway, Access and other purposes of record in Book 8421, Page 436, in the Register's Office for Davidson County, Tennessee
- Contract for Conveyance and Non-Exclusive Easement of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee
- Easements, Conditions and Reservations of record in Book 6274, Page 436 and Book 6392, Page 453, in the Register's Office for Davidson County, Tennessee
- Water Easement to Rayon City of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee
- Subject to 50 foot Tennessee Natural Gas Transmission Line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive of record in Plat Book 6200, Page 73, as partially abandoned in Instrument No 20020923-0115686 and Instrument No 20020923-0115687, in the Register's Office for Davidson County, Tennessee
- Dedication of Public Right of Way of record in Instrument Number 20190723-0071867, in the Register's Office for Davidson County, Tennessee
- Inspection and maintenance Agreement for Private Stormwater Management Facilities for Phase 2 and Phase 3 of record in Instrument Number 20210209-0018524, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and systems for Phase 2 and Phase 3 of record in Instrument Number 20210212-0020414, in the Register's Office for Davidson County, Tennessee
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190315-0023882, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as 889 Industrial Dr, Old Hickory, Tennessee 37138

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 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 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 the 28th DAY OF MARCH, 2023

Jeffrey Hardwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY HARDWICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of March, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212