Karen Johnson Davidson County
Batch# 999801 DEEDWARRSP
05/05/2023 10 19 47 AM 2 pgs
Fees $13 00 Taxes $1,294 63
20230505-0033486

36570-3

SPECIAL WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$349,900.00.**

Emily Downs
Affiant

Subscribed and sworn to before me, this the **4th** day of **May, 2023.**

M Boyd
Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

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
Emily Downs and Amy Hite	**Ameris Bank**	**044-09-0-C-257-00co**
2286 Bayport Ave	**1850 Parkway Place, Suite 400**	
Old Hickory, TN 37138	**Marietta, GA 30067**	

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

Emily Downs, a single woman and Amy M. Hite, a married 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 Unit No. 257, Phase 3, 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 of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate 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 Fifth Amendment of record in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company by Special Warranty Deed dated 12/27/2018 from Rayon City Investors, a Tennessee joint venture, of record in Instrument NO. 20181231-0126556 and Quitclaim Deed dated 12/27/2018 of record in Instrument No. 20181231-0126557.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibits "C-1" and "C-2" to the Fifth Amendment to the Declaration as of record in Instrument No. 20210825-0115036; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No.20210825-0115036 and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee.**

3. **Charter of Rowhouses at Robinson Road Corporation of record in Instrument No. 20200206-0014175, Register's Office for Davidson County, Tennessee.**

4. **Easement for highway purposes recorded in Book 4377, Page 391, Register's Office for Davidson County, Tennessee.**

5. **A 50 feet 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, said Register's Office, as partially abandoned in Instrument Nos. 20020923-0115686 and 20020923-0115687, said Register's Office.**

6. **A Rayon City Water Easement recorded in Book 5861, Page 693, said Register's Office.**

7. **Easements, conditions, reservations as set forth in Book 6274, Page 436, and Book 6392, Page 453, said Register's Office.**

8. **Contract of conveyance and non-exclusive easement of record in Book 5861, Page 693, said Register's Office.**

9. **Easement Agreement for roadway, access, and other purposes of record in Book 8421, page 436, said Register's Office.**

10. **Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, said Register's Office.**

11. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20011010-0110524, Instrument No. 20011010-0110526, and Instrument No. 20011010-0110528, said Register's Office.**

12. **Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and Instrument No. 20091002-0091659, said Register's Office.**

13. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office.**

14. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339, said Register's Office.**

15. **Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office.**

16. **Inspection and Maintenance Agreement for Private Stormwater Management Facilities for Phase 2 and Phase 3 of record in Instrument No. 20210209-0018524, Register's Office for Davidson County, Tennessee.**

17. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **2286 Bayport Ave, Old Hickory, TN 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, and the heirs and/or assigns of said GRANTEE, forever, and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR

Witness my/our hand(s) this **4th** day of **May, 2023.**

Craighead Partners, LLC, a Tennessee limited liability company

By: _____
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 **May, 2023.**

_____
Notary Public

SHERRI KELLEY
State of Tennessee Notary Public
DAVIDSON COUNTY TENNESSEE

My Commission Expires: 11/6/2024