Box 14
36518-5

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 **$344,900.00.**

Brandon C. Benedict
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2023

Notary Public

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

Karen Johnson Davidson County
Batch# 1005033 **DEEDWARRSP**
05/18/2023 11 16 54 AM 2 pgs
Fees $13 00 Taxes $1,276 13
20230518-0037315

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
Brandon C. Benedict **Emily L. Benedict**	**Guaranteed Rate, Inc.**	**044-09-0-C-191-00co**
2523 Hanford Avenue	**1806 W. Cuyler Ave., Suite 1W**	
Old Hickory, TN 37138	**Chicago, IL 60613-2541**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Craighead Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Brandon C. Benedict and Emily L. Benedict, husband and wife

HEREINAFTER CALLED THE GRANTEE, HIS 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. 191, 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 December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556 (value or consideration shown in aforementioned Deed $7,500,000.00), and by Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557 (value or consideration shown in aforementioned Deed $-0-), Register's Office for Davidson County, Tennessee.

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 and Instrument No. 20230103-0000215, 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 between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

This is improved property known as: 2523 Hanford Avenue, Old Hickory, TN 37138 .

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise 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 its hand by its duly authorized officer this 17th 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.,** 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 **Vice President** of **Craighead Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that 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 17th day of **May, 2023.**

My Commission Expires: 9-7-2026

_____
Notary Public

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON