Davidson County DEEDWARR
Recvd: 06/08/05 12:11 3 pg
Fees:18.00 Taxes:517.96
20050608-0065566

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owner:
Tammy J. Yates
204 Buck Run
Nashville, Tennessee 37214

From Information Furnished By
The Parties

Map 122-01-OA-413.00

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

**WARRANTY DEED**

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** has this day bargained and sold and does hereby transfer and convey unto, **TAMMY J. YATES, married,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING all of Unit No. 2 in WOODLAND POINT, PHASE X, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (being the Townhome Area at Woodland Point), located on Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Ole South Properties, Inc. a Tennessee limited liability company, by deed from James R. Carbine, Trustee, dated October 28, 2004, appearing of record in Instrument Number 20041101-0131117, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Restrictions, Covenants and Conditions contained in instrument of record in Instrument Number 20001011-0101044; Instrument Number 20020725-0089575; and in Instrument Number 20020904-0107261; and to any and all matters shown on said plat and survey of

record in Exhibit "C"; Easement to Metro of record in Book 8332, page 982, Master of Declaration of Restrictive Covenants for Woodland Point of record in Instrument Number 20000607-0056981; Charter for Woodland Point Townhouse Corporation of record in Instrument Number 20001013-0102000; Charter for Woodland Point Master Association, of record in Instrument Number 20020222-0022863; Landscape Agreement of record in Instrument Number 20000612-0058346; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TAMMY J. YATES, married**, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20th day of May, 2005.

**OLE SOUTH PROPERTIES, INC., a Tennessee Corp.**

**BY:** VP 5/20/05
**Roger Case, Vice President**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within names **ROGER CASE**, 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 **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation**, the bargainor, and that he as such **Vice-President**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **Vice-President.**

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 4th day of May 20th, 2005.

SHERI L. MORGAN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Sheri L. Morgan
NOTARY PUBLIC
My Commission expires: 2/24/09

# AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patty Lacy
AFFIANT

SWORN to and subscribed before me,
this the 20th day of May, 2005.

Sheri L. Morgan
NOTARY PUBLIC
My commission expires 2/24/09

SHERI L. MORGAN
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

**PREPARED BY:**
TRI-STAR TITLE CO., LLC
701 NORTH WALNUT STEET
MURFREESBORO, TN 37130