File No. 270200585

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/07 10:26 2 pg
Fees:13.00 Taxes:2220.00
20070222-0021942

DONNA F. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: January 19, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ole South Properties, Inc.	Ole South Properties, Inc.	19-173.05-OA-068.00, 069.00, 070.00, 071.00, 072.00, 073.00, 074.00, 075.00, 076.00, 077.00, 078.00, 079.00, 080.00, 229.00, 230.00, 231.00, 232.00, 233.00, 234.00, 235.00
(NAME) 275 Robert Rose Drive	(NAME) 275 Robert Rose Drive	
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS) Murfreesboro, TN 37129	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barnes Crossing, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ole South Properties, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 all of Unit Nos. 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 229, 230, 231, 232, 233, 234 and 235, on the Plan of Barnes Crossing, Phase One, as shown on Exhibit "A" to the Master Deed for Barnes Crossing of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480 and as amended in Instrument No. 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being part of the same property conveyed to Barnes Crossing, LLC, a Tennessee limited liability company by Warranty Deed dated December 6, 2004 of record in Instrument No. 20041207-0145544, as re-recorded in Instrument No. 20050203-0012945 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed and By-Laws of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480 and as amended in Instrument No. 20051114-0136938; Right-of-Way Easement of record in Instrument No. 20050811-0095171; All matters on the Boundary Plat of record in Instrument No. 20050128-0010427; all matters shown on the Exhibit "A" to the Master Deed for Barnes Crossing of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480 and as amended in Instrument No. 20051114-0136938; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Units 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 229, 230, 231, 232, 233, 234, 235, Barnes Crossing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its 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.

Witness our hands this 21st day of February, 2007.

Barnes Crossing, LLC

By: _____
John D. Floyd, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John D. Floyd, 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 Chief Manager of Barnes Crossing, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 21st day of February, 2007.

Commission expires: January 19, 2010

DONNA F. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Donna F. Davis Notary Public

File Number: 270200585

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129