Davidson County DEEDWARR
Recvd: 09/03/08 13:45 3 pg
Fees:18.00 Taxes:665.96

20080903-0090280

Return to:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Send Tax Statements To.
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:

Keith C. McMillan
5631 Hickory Park Drive
Cane Ridge, TN 37013

From Information Furnished By
The Parties

Map and Parcel:
174-01-0A-36.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION 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 **KEITH C. MCMILLAN, single person, and RACHEL L. BAGGETT, single person,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being described as follows, to-wit:

BEING all of Lot No. Sixty Five (65) on the Final Plat, Cluster Lot Development, Rivendell Woods, Phase I, Section III, according to plat and survey of record in Instrument Number 20080220-0016770, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Rivendell, LLC, a Tennessee Limited Liability Company, dated July 24, 2008, appearing of record in Instrument Number 20080801-0079456, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876, Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20070522-0061016, and in Book 9487, page 908; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; One Hundred (100) Year Flood Plain along rear portion of said lot; and to any and all matters shown on said plat and survey of record in Instrument Number 20080220-0016770; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KEITH C. MCMILLAN, single person, and RACHEL L. BAGGETT, single person,** their 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 un-encumbered, except for the lien of the 2008 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.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of August, 2008.

OLE SOUTH PROPERTIES, INC.

BY: _____

Roger Case, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **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 Cane Ridge, Tennessee, this the 29th day of August, 2008.

RHONDA DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

_____

NOTARY PUBLIC
My Commission Expires: 6-21-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 25th day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 6-21-09

RHONDA D. DAVIS
NOTARY PUBLIC
My Comm. Expires
June 21, 2009
AT LARGE
RUTHERFORD COUNTY, TN