BILL GARRETT, Davidson County
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20100308-0017602

Send Tax Statements To
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Ole South Properties, Inc.
201 E. Main St., Ste 300
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map/Parcel 182-06-0A-350.00 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, **OLD HICKORY HILLS, LLC,** has this day bargained and sold and does hereby transfer and convey unto **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** their 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 Lot No. 287, on the Final Plat, Old Hickory Hills, Phase III, Section II, of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING a portion of the same property conveyed to Old Hickory Hills, LLC., by deed from Granite Development, LLC, dated December 30, 1999, appearing of record in Instrument Number 20000203-0011193, 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 20020116-0006750; By-Laws of record in Instrument Number 20020116-0006750; Storm Water Detention Agreement Easement of record in Instrument Number 20010306-0021333; Charter of Homeowners Association of record in Instrument Number 20020123-0009417 and in Instrument Number 20081219-0121385; and to any and all matters shown on said Plat of record in Instrument Number 20070516-0058484; 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 **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** 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-

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TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

encumbered, except for the lien of the 2009 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, their 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 25th day of February, 2009.

OLD HICKORY HILLS, LLC.

BY: _____
Howard Wall, Member

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 **Howard Wall,** 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 **Member** of **OLD HICKORY HILLS, LLC., a Tennessee Limited Liability Company**, the bargainor, and that he as such **Member**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **Member**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 25th day of February, 2009.

SHERI L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY COMMISSION EXPIRES FEBRUARY 18, 2013

_____
NOTARY PUBLIC
My Commission Expires: 2/18/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,500.00, 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 February, 2009.

_____
NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERI L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY COMMISSION EXPIRES FEBRUARY 18, 2013