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

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:
Joel D. Pederson
1422 Sprucedale Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel:
175-02-A-4.00 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 **JOEL D. PEDERSON, unmarried, his** 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. 4, as shown on the plan of OLD HICKORY COMMONS, Section I, filed for record as Instrument Number 20080220-0016771, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company, dated May 3, 2010, appearing of record in Instrument Number 20100512-0036424, 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 20070920-0112646, as amended in Instrument Number 20071213-0143334, amended and restated in Instrument Number 20080317-0026338, and further amended in Instrument Number 20080710-0071087; Master Deed and By-Laws of record in Instrument Number 20080317-0026338; Easement to Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Easement to Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Quitclaim Deed to Old Hickory Commons Homeowners' Association, Inc., a Tennessee Corporation of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, in Book 4425, page 535, and in Book 11124, page 716; and to any and all matters filed for record as in Instrument Number 20080220-0016771; all of said Register's Office. Tennessee Telephone Company of record in Instrument Number 20081121-0114642 and in Instrument Number 20080709-0070604.
THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20100074816 DEEDWARR
Recvd: 11/29/10 09:00 3 pgs
Fees:18.00 Taxes:527.14
20101129-0094517

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOEL D. PEDERSON, unmarried,** his 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 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 19th day of November, 2010.

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 Antioch, Tennessee, this the 19th day of November, 2010.

_____
NOTARY PUBLIC
My Commission Expires: 6-17-13



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $142,470.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sallie Allen
AFFIANT

SWORN to and subscribed before me,
this the 19th day of November, 2010.

Rhonda D Davis
NOTARY PUBLIC
My Commission Expires: 6-17-13

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-17-2013

TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 200
[illegible], TN 37130