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:

Sara R. Moggio
1800 Shaylin Loop
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel: 173-05-0A-47.00CO

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 **SARA R. MOGGIO, AN UNMARRIED PERSON,** her 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 Antioch, and being described as follows, to-wit:

BEING all of Unit No. 47 (Forty-Seven) on the Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument Number 20050721-0084791, Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938, further amended in Instrument Number 20071227-0147998, 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 the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South Holdings, Inc., a Tennessee Corporation, dated December 14, 2011 appearing of record in Instrument Number 20111219000988 83, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and Amended in Instrument Number 20051114-0136938, and in Instrument Number 20071227-0147998; Easement to Metro of record in Instrument Number 20050721-0084791, and of record in Instrument Number 20050811-0095171; Charter of Home Owner's Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; and to any and all matters as shown on Master Deed of record in Instrument Number 20050721-0084791, and in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938, and further amended in Instrument Number 20071227-0147998; all of said Register's Office.

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

BILL GARRETT, Davidson County
Trans:T20110080237 DEEDWARR
Recvd: 12/19/11 15:01 3 pgs
Fees:18.00 Taxes:463.15
20111219-0098884

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SARA R. MOGGIO, AN UNMARRIED PERSON,** 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 un-encumbered, except for the lien of the 2011 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 14 day of December, 2011.

OLE SOUTH PROPERTIES, INC.,
A Tennessee Corporation

BY: _____ COO
Roger Case, Chief Operating Officer

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 **Chief Operating Officer** of **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation**, the bargainor, and that he as such **Chief Operating Officer**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Operating Officer**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 14 day of December, 2011.

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 12-03-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,175.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri L. Morgan
AFFIANT

SWORN to and subscribed before me,
this 14 day of December, 2011.

NOTARY PUBLIC

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY