Send Tax Statements To:
New Owner

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

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

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

Map and Parcel: 182-06-0A-346.00 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, **HOWARD WALL,** 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 of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 283, Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase III, Section II, according to plat and survey of record in Instrument Number 20070516-0058484, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Howard Wall, by deed from Larry Tolbert, dated February 17, 2011, appearing of record in Instrument Number 20110223-0014684, 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; Easement to United Telephone of record in Instrument Number 20020123-0009339; 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; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20001030-0107214; 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 unencumbered, except for the lien of the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20120001665 DEEDWARR
Recvd: 01/09/12 08:29 2 pgs
Fees:13.00 Taxes:24.05
20120109-0001897

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, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to 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 5 day of January, 2012.

HOWARD WALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **HOWARD WALL,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 5 day of January, 2012.

SHERI L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXP. FEBRUARY 18, 2013

NOTARY PUBLIC

My Commission Expires: 2/18/13

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 5 day of January, 2012.

NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERI L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXP. FEBRUARY 18, 2013