BILL GARRETT, Davidson County
Trans:T20120061824 DEEDWARR
Recvd: 08/20/12 09:12 2 pgs
Fees:13.00 Taxes:92.50
20120820-0074258

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

Map/Parcel No.182-12-0-A-131.00CO

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, **DESIGNER HOMES, G.P., a Tennessee General Partnership,** have this day bargained and sold and hereby transfer and convey unto, **OLE SOUTH HOLDINGS, INC., a Tennessee Corporation, Inc., 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:

Being all of Lot No. 321, as shown on the plan, Phase 6, Section 6, Apple Valley, Residential P.U. D., of record in Instrument Number 20070125-0010053 and Instrument Number 20070205-0014781, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Designer Homes, G.P., by deed from Paul E. Johnson and Jeffrey P. Johnson and Stacey J. Carter and Buford W. Carter, Lori J. Kelley and B&Y, a Tennessee General partnership, dated August 27, 2002, appearing of record in Instrument Number 20020903-0105704, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Instrument Number 20070205-0014780; By-Laws of record in Instrument Number 20020724-0088784 and Instrument Number 20091116-0105278; Homeowners Association Charter of record in Instrument Number 20020724-0088782; Easement for right of way for a public of record in Book 8443, page 79; Stormwater Detention Agreement of record in Instrument Number 20020528-0064320; Quitclaim Deed to Homeowners Association for open spce of record in Instrument Number 20080812-0082767; and to any and all matters shown on said plat and survey of record in Instrument Number 20070125-0010053 and Instrument Number 20070205-0014781; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **OLE SOUTH HOLDINGS, 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.

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

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantees, their 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 16th day of August, 2012.

**DESIGNER HOMES, G.P.**

**BY: Michael Sullivan**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MICHAEL SULLIVAN,** 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 Partner of Designer Homes, G.P., the bargainor, and that he as such Partner, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained by signing the name of the corporation by himself as its Partner.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 16th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, 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 16th day of August, 2012.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD