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:
Terry Blackman, Jr.
1536 Sprucedale Drive
Antioch, TN 37013

From Information Furnished By

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

Map and Parcel 175-2-B/52co

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, **TERRY BLACKMAN, JR.**, their 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. 501 (Five Hundred One) as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, of record in Instrument Number 20081117-0113467, 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 Old Hickory Commons, a Tennessee Limited Liability Company, dated January 12, 2011, appearing of record in Instrument Number 20110202-0009233, 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, Instrument Number 20080710-0071087; amended and restated in Instrument Number 20080317-0026338, further supplemented in Instrument Number 20081117-0113467; 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; Easement to Tennessee Telephone Company of record in Instrument No. 20081121-0114642 and in Instrument Number 20080709-0070604; Amendment to Restated Declaration of Instrument Number 20101222-0101832; and to any and all matters shown on said Plat as shown as Exhibit D to Master Deed appearing of record in Instrument Number 20080317-0026338; all of said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120082020 DEEDWARR
Recvd: 10/29/12 13:55 3 pgs
Fees:18.00 Taxes:416.25
20121029-0098952

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 **TERRY BLACKMAN, JR.,** 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.

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 October, 2012.

OLE SOUTH PROPERTIES, INC., a Tennessee Corporation

BY: _____

Timothy Hensley, Chief Financial Officer

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 **Timothy Hensley,** 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 Financial Officer** of **Ole South Properties, Inc.,** the bargainor, and that he as such **Chief Financial Officer**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Financial Officer**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 19th day of October, 2012.

_____
NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK
NOTARY PUBLIC
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 $112,500.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Tina Blackwell

AFFIANT

SWORN to and subscribed before me,
this 19th day of October, 2012.

Sam L Grisham

NOTARY PUBLIC
My Commission Expires: 7-30-2014

