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:

Suhair Yalda
1116 Silvermoon Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel:
174-01-0A-129.00 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 **SUHAIR YALDA and EMAD SAWA,** wife and husband, 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 Lot No. 113, on the plan of Rivendell Woods, Phase II, Section I, according to plat and survey of record in Instrument Number 20100525-0040359, 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 a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Rivendell, LLC, a Tennessee Limited Liability Company, dated July 25, 2012, appearing of record in Instrument Number 20120730-0066617, Further source of Title conveying property to Rivendell, LLC, a Tennessee Limited Liability Company, dated July 14, 2006, of record in Instrument Number 20060717-0085867 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 2007060-0068416, amended in Instrument 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20070522-0061016, and in Book 9487, page 908; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Stormwater Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843 and in Instrument Number 20080725-0076238; Ingress/Egress Easement to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; Located in Flood plain- zoning Overlay District (Not official FEMA floodplain),Per tax assessor map; and to any and all matters shown on said plat and survey of record in Instrument Number 200100525-0040359; all of said Register's Office.

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

BILL GARRETT, Davidson County
Trans:T20120093462 DEEDWARR
Recvd: 12/06/12 14:06 3 pgs
Fees:18.00 Taxes:662.16
20121206-0112614

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 **SUHAIR YALDA and EMAD SAWA,** wife and husband 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 un-encumbered, 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, 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 30th day of November, 2012.

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 30th day of November, 2012.

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

_____
NOTARY PUBLIC
My Commission Expires: 2/18/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $178,962.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandi Turner
AFFIANT

SWORN to and subscribed before me,
this 30th day of November, 2012.

Sheri L. Morgan
NOTARY PUBLIC

My Commission Expires: 2/18/13

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