Send Tax Statements To:
New Owner

Name and Address of New Owner:

Ram Koirala
1053 Shire Drive
Cane Ridge, TN 37013

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

From Information Furnished By
The Parties

Map & Parcel:
174-1-A/187CO

BILL GARRETT, Davidson County
Trans:T20130030973 DEEDWARR
Recvd: 04/16/13 10:33 3 pgs
Fees:18.00 Taxes:617.86
20130416-0037657

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 **RAM KOIRALA, A MARRIED MAN AND GOVINDA KOIRALA, A SINGLE MAN,** 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 Cane Ridge, and being described as follows, to-wit:

Being all of Lot No. 187, as shown on the plan of the Resubdivision of Lots 186, 222 and 223, Rivendell Woods, Phase One, Section One, according to plat and survey appearing of record in Instrument Number 20121102-0100778, 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 Rivendell, LLC, a Tennessee Limited Liability Company, dated November 30, 2012, appearing of record in Instrument Number 20121206-0112605, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20070607-0068416, amended in Instrument Number 20080722-0074876; Easement for Sanitary, Sewer and/or Storm Drainage of record in Book 9487, page 908 and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896 and in Instrument Number 20070430-0050843; Ingress/Egress Easement to family cemetery as set out in Instrument Number 20040702-0079201; 150' TVA Easement as set out in Instrument Number 20040702-0079201; By-Laws of record in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876; and to any and all matters shown on said plat and survey of record in Instrument Number 20121102-0100778; all of said Register's Office.

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

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 **RAM KOIRALA, A MARRIED MAN AND GOVINDA KOIRALA, A SINGLE MAN,** 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 2013 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 9th day of April, 2013.

OLE SOUTH PROPERTIES, INC.

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 Cane Ridge, Tennessee, this the 9th day of April, 2013.

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 7-9-16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $166,990.00, 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 9th day of April, 2013.

NOTARY PUBLIC
My Commission Expires: 7-9-16

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY