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:

Sara Karim
5009 Luker Lane
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel:
162-2-A/20CO

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 **SARA KARIM AND ABDUL RAHMAN AHMED, WIFE AND HUSBAND,** his 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. 20, on the plan of Final Plat, Section Two, Spencer Hill, "Cluster Lot Subdivision" according to plat and survey appearing of record in Instrument Number 20071115-0134114, and in Book 3700, page 59, 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 Spencer Hill Homes, LLC, a Tennessee Limited Liability Company, dated August 28, 2012, appearing of record in Instrument Number 20120830-0078561, of the Register's Office of Davidson County, Tennessee. Title further vested in Spencer Hill Homes, LLC, a Tennessee Limited Liability Company, by deed from First Bank, a Tennessee banking corporation, dated October 22, 2010, appearing of record in Instrument Number 20101027-0085968, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions contained in instrument of record in Instrument Number 20070530-0064097, amended in Instrument Number 20101213-0099002; Subordination Agreement of record in Instrument Number 20090122-0005470; Easements of record in Book 4135, page 444; Subject to conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4198, page 824; Stormwater detention agreement of record in Instrument Number 20060821-0102706; and to any and all matters shown on said plat and survey of record in Instrument Number 20071115-0134114, and in Book 3700, page 59; all of said Register's Office.

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

BILL GARRETT, Davidson County
Trans:T20130033623 DEEDWARR
Recvd: 04/24/13 13:37 3 pgs
Fees:18.00 Taxes:466.20
20130424-0040702

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 **SARA KARIM AND ABDUL RAHMAN AHMED, WIFE AND HUSBAND,** his 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 19th day of April, 2013.

OLE SOUTH PROPERTIES, INC.

BY: _____

Timothy Hensley, Chief Financial 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 **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., a Tennessee Corporation**, 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 April, 2013.

_____

NOTARY PUBLIC

My Commission Expires: 11/19/2013



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandie D. Turner
AFFIANT

SWORN to and subscribed before me,
this 19th day of April, 2013.

Amanda M Clark
NOTARY PUBLIC

My Commission Expires: 11/19/2013

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