Send Tax Statements To:
New Owner
_____
_____
_____

Name and Address of New Owner:

Chhabi Upreti
5013 Luker Lane
Antioch, 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: 162-2-A/19CO

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 **CHHABI UPRETI AND PABITRA UPRETI, HUSBAND AND WIFE,** 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.19, on the plan of Section Two, Spencer Hill, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20071115-0134114 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 No. 20120830-0078556, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions contained in Instrument No. 20070530-0064097, amended in Instrument No 20101213-0099002; Subordination agreement of record in Instrument No. 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; Subject to stormwater detention agreement of record in Instrument No. 20060821-0102706; and to any and all matters shown on said plat and survey record in Instrument No 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.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CHHABI UPRETI AND PABITRA UPRETI, HUSBAND AND WIFE,** his heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20130040077 DEEDWARR
Recvd: 05/14/13 11:06 3 pgs
Fees:18.00 Taxes:451.40
20130514-0048435

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

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 7 day of May, 2013.

OLE SOUTH PROPERTIES, INC., a Tennessee Corporation

BY: _____

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 7 day of May, 2013.

_____
NOTARY PUBLIC
My Commission Expires: 7-30-2014

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,000.00, 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 7 day of May, 2013.

NOTARY PUBLIC
My Commission Expires: 7-30-2014

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY