G#25318-2 BOX #14

WARRANTY DEED BILL GARRETT, Davidson County Trans:T20130073341 DEEDWARR Recvd: 08/26/13 09:32 2 pgs Fees:13.00 Taxes:207.20 20130826-0089523	State of Tennessee) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is **$56,000.00.** Affiant Subscribed and sworn to before me, this the 23rd day of August, 2013. Notary Public My commission expires: _____ (AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Byron Israel Virula	**"New Owner"**	**Map 043-14-0-B**
1513 Neelys Bend Rd		**Parcels 002.00CO; 028.00CO; 029.00CO; 032.00CO; and,**
Madison, TN 37115		**045.00CO, respectively**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ole South/Craighead Joint Venture, a Tennessee Joint Venture

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Byron Israel Virula

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 2, 28, 29, 32, and 45 on the Final Plat of Lanier Park, Phase One, a Planned Unit Development, as of record in Instrument No. 20021022-0129511, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Ole South/Craighead Joint Venture by Warranty Deed dated April 17, 2013, from Affordable Housing Resources, Inc., of record in Instrument No. 20130422-0039751, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20021022-0129511, Register's Office for Davidson County, Tennessee;

2) Storm Water Detention Agreement of record in Instrument No. 20020307-0028887, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions of Lanier Park, of record in Instrument No. 20020619-0074290 and as amended in Instrument No. 20070813-0096820, Register's Office for Davidson County, Tennessee;

4) By Laws of Lanier Park Homeowners Association, Inc., of record in Instrument No. 20060615-0071685, Register's Office for Davidson County, Tennessee.

5) Charter of Lanier Park Homeowners Association, Inc., of record in Instrument No. 20060615-0071684, said Register's Office; and,

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is unimproved property, known as: **2101 Lombardia Court (Lot No. 2); 2316 Franco Road (Lot No. 28); 2320 Franco Road (Lot No. 29); 2332 Franco Road (Lot No. 32); and, 2000 Lombardia Court (Lot No. 45), Madison , TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this 23rd day of August, 2013.

Ole South/Craighead Joint Venture,
a Tennessee Joint Venture

By: Craighead Development, LLC, a Tennessee limited liability company, as Manager

By: _____
Carl A. Neuhoff, Jr.,
Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.**, 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 Assistant Chief Manager of **Craighead Development, LLC**, a Tennessee limited liability company (the "LLC"), and who further acknowledged the LLC to be the Manager of **Ole South/Craighead Joint Venture,** the within named bargainor, a Tennessee Joint Venture, and that he as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the LLC by himself as such Assistant Chief Manager, said LLC signing as Manager.

Witness my hand, at office at Nashville, Tennessee, this **23rd** day of **August, 2013.**

My Commission Expires: May 5, 2015

Katherine Goodson
Notary Public

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.