Send Tax Statements To:
New Owner
Return to:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MURFREESBORO, TN 37130

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:

Avi Ghosh
429 Vailview Drive
Nashville, TN 37207

From Information Furnished By
The Parties

Map & Parcel: 50-16-A-18.00 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/CRAIGHEAD JOINT VENTURE,** has this day bargained and sold and does hereby transfer and convey unto **AVI GHOSH, A SINGLE MAN,** 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 Nashville, and being described as follows, to-wit:

Being all of Lot No. 18, on the plan of Skyline Village, according to plat and survey appearing of record in Instrument Number 20050418-0042718, 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/ Craighead Joint Venture, by deed from Affordable Housing Resources, Inc., dated April 17, 2013, appearing of record in, Instrument Number 20130422-0039751 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Protective Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20070705-0080250; Metro or Special Taxes and Assessments required to be paid in the year 2013 and subsequent years, a lien not yet due and payable; Matters shown on the Plan of record in Instrument Number 20050418-0042718; Right-of-Way of a controlled access highway per consent judgment and final decree or record in Book 10558, page 218; Agreement for Dedication of Easement for Sanitary Sewer/or Storm Drainage of record in Book 6167, page 257; Storm water Detention Agreement of record in Instrument Number 20030610-0079895; Charter to Skyline Home Owners Association of record in Instrument Number 20070627-0076879, and in Instrument Number 2001103-10119008 and to any and all matters shown on said plat and survey of record in Instrument Number 20050418-0042718; all of said Register's Office.

Property Address: 429 Vailview Drive, Nashville, TN 37207

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

BILL GARRETT, Davidson County
Trans:T20130096686 DEEDWARR
Recvd: 11/13/13 11:13 3 pgs
Fees:18.00 Taxes:535.39
20131113-0117215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **AVI GHOSH, A SINGLE MAN,** 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 8th day of November, 2013.

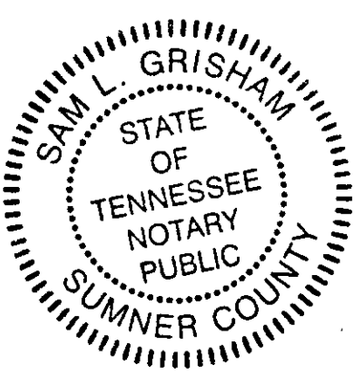
OLE SOUTH/CRAIGHEAD JOINT VENTURE

By:_____
Tim Hensley, Authorized Agent

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 **Tim 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 **Authorized Agent** for **OLE SOUTH/CRAIGHEAD JOINT VENTURE**, the bargainor, and that he as such **Authorized Agent,** executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Authorized Agent**.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 8th day of November, 2013.



Sam L Grisham
NOTARY PUBLIC
My Commission Expires: 7-30-2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,700.00, 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 8th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 7-30-2014

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY