Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

Send Tax Statements To:
New Owner

Name and Address of New Owner:

Sharon Winrow
433 Vailview Drive
Nashville, TN 37207

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:
50-16-A-19.00CO

BILL GARRETT, Davidson County
Trans:T20130097730 DEEDWARR
Recvd: 11/18/13 09:38 2 pgs
Fees:13.00 Taxes:499.74
20131118-0118585

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 **SHARON WINROW, AN UNMARRIED WOMAN,** 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. 19, 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 a portion of the same property conveyed to Ole South/Craighead Joint Venture, by deed from Affordable Housing Resources, Inc., dated April 14, 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; Right of Way of a controlled access highway per consent judgement and final decree of record in Book 10558, page 218; Agreement for Dedication of Easement of Sanitary Sewers and/or Storm Drainage of record in Book 6161, page 257 and Book 6190, page 646; Stormwater Detention Agreement of record in Instrument Number 20030610-0079895 and Instrument Number 20020307-0028887; Charter for Skyline Homeowners Association of record in Instrument Number 20070627-0076879 and in Instrument Number 20011031-0119008; Easement to Comcast of Nashville of record in Instrument Number 20121114-0104686; Shared use easement and agreement of record in Instrument Number 20120120-00058861, amended in Instrument Number 20120403-0028102; Water line easement of record in Book 6029, page 20; Ingress & Egress Easement of record in Book 11684, page 656; and to any and all matters shown on said plat and survey of record in Instrument Number 20050418-0042718; subject to all matters shown on the plan of record in Plat Book 2331, pages 54 & 55; 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 **SHARON WINROW, AN UNMARRIED WOMAN,** 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 15th 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** of **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 15th day of November, 2013.

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,065.00, 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 15th day of November, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 1-6-15

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY