Return To

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:
Ole South Properties, Inc.
201 E. Main St., Ste 300
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans: T20130105422 DEEDWARR
Recvd: 12/18/13 12:36 2 pgs
Fees: 13.00 Taxes: 129.50

20131218-0127890

From Information Furnished By

Map and Parcel P/O 174-01
Account Number:

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, **RIVENDELL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, has this day bargained and sold and does hereby transfer and convey unto, **OLE SOUTH PROPERTIES, INC. A TENNESSEE CORPORATION,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Lot No. 122, on the Final Plat Rivendell Woods Subdivision, Phase 2, Section 2, according to plat and survey appearing of record in Instrument Number 20130812-0084220, 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 Rivendell, LLC, a Tennessee Limited Liability Company, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated July 14, 2006, appearing of record in Instrument Number 20060717-0085867, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20070607-0068416, amended in Instrument Number 20080722-0074876, supplemented in Instrument Number 20130920-0099329; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, page 908 and in Instrument Number 20130918-0098477 and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Per Tax Map: Lot lies within "Floodplain - zoning Overlap District (Not Official FEMA Floodplain").; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896 and in Instrument Number 20070430-0050843, Instrument Number 20080725-0076238; Ingress/Egress Easement to family cemetery as set out in Instrument Number 20040702-0079201; 150' TVA Easement as set out in Instrument Number 20040702-0079201; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130523-0052157 and to any and all matters shown on said plat and survey of record in Instrument Number 20130812-0084220; 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 **OLE SOUTH PROPERTIES, INC. A TENNESSEE CORPORATION,** their heirs and assigns, forever.

Return To:
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 unencumbered, 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, their 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 this 5th day of December, 2013.

RIVENDELL, LLC
a Tennessee Limited Liability Company

BY: _____
John D. Floyd, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John D. Floyd,** 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 Manager** of **Rivendell, LLC, a Tennessee Limited Liability Company,** the bargainor, and that he as such **Chief Manager**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 5th day of December, 2013.

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sheri L. Morgan
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 $35,000.00, 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 5th day of December, 2013.

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 1/24/17

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY