BILL GARRETT, Davidson County
Trans:T20140029995 DEEDWARR
Recvd: 05/01/14 14:58 3 pgs
Fees:18.00 Taxes:699.30
20140501-0036963

Return To

Send Tax Statements To
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Jesus S. Morales-Reyes
809 Crab Apple Cove
Cane Ridge, TN 37013

From Information Furnished By

Map and Parcel 182-12-A/139CO

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, **JESUS S. MORALES-REYES, AND ELIZABETH SANCHEZ,** their 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 Cane Ridge, and being described as follows, to-wit:

> Being all of Lot No. 329, Phase 6, Section 6, Apple Valley, according to plat and survey appearing of record in Instrument Number 20070125-0010053 and Instrument Number 20070205-0014781, 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 Properties, Inc., a Tennessee Corporation, by deed from Designer Homes, G.P., dated September 25, 2013, appearing of record in Instrument Number 20131001-0102754, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Instrument Number 20070205-0014780; By-Laws of record in Instrument Number 20020724-0088784, and Instrument Number 20091116-0105278; Homeowners Association Charter of record in Instrument Number 20020724-0088782; Easement for right of way for a public of record in Book 8443, page 79; Stormwater Detention Agreement of record in Instrument Number 20020528-0064320; Quitclaim Deed to Homeowners Association for open space of record in Instrument Number 20080812-0082767; and to any and all matters shown on said plat and survey of record in Instrument Number 20070125-0010053, and Instrument Number 20070205-0014781; 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 **JESUS S. MORALES-REYES, AND ELIZABETH SANCHEZ,** their 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

unencumbered, except for the lien of the 2014 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 29th day of April, 2014.

OLE SOUTH PROPERTIES, INC.

BY: _____ COO
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 Cane Ridge, Tennessee, this the 29th day of April, 2014.

Jessica Hendrixson
NOTARY PUBLIC
My Commission Expires:
12/16/17

JESSICA HENDRIXSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,000.00, 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 29th day of April, 2014.

NOTARY PUBLIC
My Commission Expires: 12/14/17

JESSICA HENDRIXSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY