Send Tax Statements To:
New Owner

Return To:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

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

Name and Address of New Owner:
Mithunkumar H. Bhakta
1624 Sprucedale Drive
Antioch, TN 37013

From Information Furnished By

BILL GARRETT, Davidson County
Trans:T20140041991 DEEDWARR
Recvd: 06/13/14 12:40 3 pgs
Fees:18.00 Taxes:530.95

20140613-0051851

Map and Parcel 175-2-B-236.00CO

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, **MITHUNKUMAR H. BHAKTA AND NEHAL PATEL, HUSBAND AND WIFE,** 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 Antioch, and being described as follows, to-wit:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 40, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, amendment to amended and restated in Instrument No. 20140207-0011094, in the Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company, dated October 15, 2013, appearing of record in Instrument No. 20131028-0111873, 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 20070920-0112646; amended in Instrument Number 20071213-0143334, amended and restated in Instrument Number 20080317-0026338, in Instrument Number 20081117-0113467, in Instrument Number 20101222-0101832, and in Instrument Number 20130322-0028759, amendment to amended and restated Declaration of Covenants, Conditions and Restrictions and Master Deed of record in Instrument Number 20140207-0011094;; Easement to Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Easement to Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; easement to Tennessee Telephone Company of record in instrument Number 20081121-0114642 and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc., of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344,page 432, Book 4425, page 535 and in Book 11124, page 716; Master Deed and By-Laws of record in Instrument Number 20080317-0026338; and to any and all matters shown on said plat and survey of record in Master Deed 20081117-0113467 and further amended in Instrument Number 20130322-0028759; 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 **MITHUNKUMAR H. BHAKTA AND NEHAL PATEL, HUSBAND AND WIFE,** 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 4th day of June, 2014.

Ole South Properties, Inc.,
a Tennessee Corporation

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.**, 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 Antioch, Tennessee, this the 4th day of June, 2014.

NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M CLARK
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 $143,500.00, 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 4th day of June, 2014.

NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY