WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083861 DEEDWARR
Recvd: 11/06/14 10:08 2 pgs
Fees:13.00 Taxes:514.26
20141106-0102544

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $138,990.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2014.

Notary Public

My commission expires: 1.3.17

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Conselola Brown	Pinnacle Bank	Map 050160A04700CO
637 E Vailview Court	150 3rd Ave S. #900	
Nashville, TN 37207	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ole South Craighead Joint Venture, a Tennessee joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Conselola Brown, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 47, on the Final Plat of Skyline Village, a Planned Unit Development, of record in Instrument No. 20050418-0042718,Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Ole South/Craighead Joint Venture, by Deed from Affordable Housing Resources, Inc., dated April 17, 2013, of record in Instrument No. 20130422-0039751, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 200580418-00427, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Protective Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20070705-0080250, Register's Office for Davidson County, Tennessee.

3) Charter of Skyline Homeowners' Association of record in Instrument No. 20070627-0076879, Register's Office for Davidson County, Tennessee.

4) Stormwater Detention Agreement of record in Instrument No. 20030610-0079895, Register's Office for Davidson County, Tennessee.

5) Right-of-Way of a controlled access highway per consent judgment and final decree of release of record in Book 10558, page 218, Register's Office for Davidson County, Tennessee.

6) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 6190, page 646 and Book 6161, page 257, Register's Office for Davidson County, Tennessee.

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **637 E Vailview Court, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this 31st day of October, 2014.

Ole South Craighead Joint Venture

By: _____
William R. Hostettler, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Hostettler, Chief Manager** 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 **Ole South Craighead Joint Venture a Tennessee joint venture,** the within named bargainor, a Tennessee joint venture, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee joint venture by the said **William R. Hostettler** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **31st** day of **October, 2014.**

_____
Notary Public

My Commission Expires: 9-19-

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY