Davidson County DEEDWARR
Recvd: 12/26/14 09:40 3 pgs
Fees:18.00 Taxes:502.83
20141226-0117812

Send Tax Statements To:
New Owner

Name and Address of New Owner:

Aaron Brett Blackwell
501 W Vailview Court,
Nashville, TN 37207

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

From Information Furnished By
The Parties

Map & Parcel:
50-16-0A-2.00 CO

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 **AARON BRETT BLACKWELL, SINGLE MAN,** his 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. 2, Skyline Village, according to plat and survey appearing of record in Instrument Number 20050418-042718, 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 17, 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 for sanitary sewers and/or storm Drainage of record in Book 6167, page 257; Stormwater Detention Agreement of record in Instrument Number 20030610-0079895Charter for Skyline Homeowners Association of record in Instrument Number 20070627-0076879 and in Instrument Number 2001103-10119008; Shared Use Easement Agreement of record in Instrument Number 20120120-0005861, amended in Instrument Number 20120403-0028102 and in Instrument Number 20140212-0012630; and to any and all matters shown on said plat and survey of record in Instrument Number 20050418-0042718; 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 **AARON BRETT BLACKWELL, SINGLE MAN,** 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 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, 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 19th day of December, 2014.

OLE SOUTH/CRAIGHEAD JOINT VENTURE

BY: _____

John D. Floyd, President

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 **President** of **OLE SOUTH/CRAIGHEAD JOINT VENTURE,** the bargainor, and that he as such **President**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **President**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 19th day of December, 2014.

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 $135,900.00, 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 19th day of December, 2014.

Sheri L. Morgan
NOTARY PUBLIC

My Commission Expires: 1/24/17

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).