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:
John F. Royster
436 Vailview Dr.
Nashville, TN 37207

From Information Furnished By
The Parties

Map and Parcel 50-16A/46CO

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, **JOHN F. ROYSTER AND GINGER ROYSTER, 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 Nashville, and being described as follows, to-wit:

Being all of Lot No. 46. of Skyline Village, according to plat and survey appearing of record in Instrument Number 20050418-0042718, 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, 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 judgment 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 20030610-0079895; Shared Use and Easement Agreement of record in Instrument No. 20120120-0005861, amended in Instrument No. 20120403-0028102; further amended in Instrument No. 20140212-0012630; and to any and all matters shown on said plat and survey of record in Instrument No. 20050418-0042718; Charter for Skyline Homeowners of record in Instrument No. 20070627-0076879 and in Instrument No. 2001103-10119008, 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 **JOHN F. ROYSTER AND GINGER ROYSTER, HUSBAND AND WIFE,** their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150000562 DEEDWARR
Recvd: 01/05/15 10:43 2 pgs
Fees:13.00 Taxes:547.29
20150105-0000699

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 23rd day of December, 2014.

Ole South/Craighead Joint Venture

BY: _____
JOHN D FLOYD, PARTNER

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 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 PARTNER of Ole South/Craighead, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its PARTNER.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 23rd day of December, 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 $147,915.00, 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 23rd day of December, 2014.

_____
NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M CLARK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY