Return to:

Send Tax Statements To:
New Owner
_____
_____
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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:

Nichole Walker
629 E. Vailview Court
Nashville, TN 37207

From Information Furnished By
The Parties

Map & Parcel:
50-16-A-48.00 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 **NICHOLE WALKER,** * * a married woman 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. 48, on the plan of Skyline Village, according to plat and survey appearing of record in Instrument No. 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 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 No.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 No. 20070705-0080250; and Charter for Skyline Homeowner's Association in 20070627-0076879, and in 2001103-10119008, and Shared use Easement Agreement in 20120120-0005861; amended in 20120403-0028102, and in 20140212-0012630; and 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 No. 20030910-0079895; as to lots No. 1, 2, 3, 4, 7, 9, 20, 21, 36, 46, 47, 48, and 49 only: Deed of Trust dated April 17, 2013 executed by Ole South/ Craighead Joint Venture to Investors Title Company, Trustee, securing indebtedness owing to First Bank of Record in Instrument No. 20130422-0039752; and to any and all matters shown on the Plan of record in Instrument No. 20050418-0042718; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20150013368 DEEDWARR
Recvd: 02/24/15 11:24 3 pgs
Fees:18.00 Taxes:551.30
20150224-0015759

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **NICHOLE WALKER,*** his heirs and assigns, forever.

* a married woman

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 2015 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 13th day of February, 2015.

Ole South/Craighead Joint Venture.

BY: _____

John D. Floyd, President

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 President of Ole South/Craighead Joint, 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 Nashville, Tennessee, this the 13th day of February, 2015.

_____

NOTARY PUBLIC

My Commission Expires: 6-19-2018

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
AFFIANT

SWORN to and subscribed before me,
this 13th day of February, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 6-14-2018

SAM L. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY