Davidson County DEEDWARR
Recvd: 06/17/15 12:08 3 pgs
Fees:18.00 Taxes:10619.93
20150617-0057709

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $2,870,250.00. Affiant Subscribed and sworn to before me, this 4 day of June, 2015. Notary Public My commission expires: 1-24-17
(Notary Stamp)	A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Reserve at Oakleigh, LLC	**New Owner**	**Map: 164**
500 East 96th Street, Suite 300		**Parcels 180, 181**
Indianapolis, Indiana 46240		

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 ACKNOWLEDGE, I/WE,

Stephen J. Kozy, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Reserve at Oakleigh, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in the 2nd Civil District of Davidson County, Tennessee described according to a survey made by John M. Sullivan, Civil Engineer on February 10, 1968, as follows: BEGINNING at a point in the center line of Pin Hook Road, at the common front corner of the J. C. Estes Property, and the tract herein described; thence with the center line of said road, North 89 deg. 04 min. West 237.5 feet to a point; thence North 1 deg. 30 min. East 1325 feet to a point; thence North 1 deg. 30 min. East 1325 feet to a point; thence North 0 deg. 42 min. East.1420.6 feet to a point in an old fence line; thence with said old fence line, South 89 deg. 30 min. East 237.5 feet to an old iron pin set by others; thence South 1 deg. 01 min. West 2302.4 feet to a point; thence South 1 deg. 30 min. W. 445 feet to the point of BEGINNING, containing 14.97 acres, more or less.

Tract 2: Certain real estate in Davidson County, Tennessee, as follows: Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, on February 10, 1968, as follows: BEGINNING at a point in the center line of Pin Hook Road, at the common front corner of the tract conveyed to James H. Lofton and wife, by deed of record in Book 4212, Page 430, Register's Office for Davidson County, Tennessee, and the tract herein described; thence with the center line of said road, North 89 deg. 04 min. West 237.5 feet to a point; thence North 1 deg. 30 min. East 1,325 feet to a point; thence North 0 deg. 42 min. East 1,420.6 feet, more or less to a point in an old fence line; thence with said old fence line North 88 deg. 45 min. East 237.5 feet to a point, the common rear corner of the said James H. Lofton Tract and the tract herein described; thence with the dividing line between the Lofton tract and the land herein described, South 0 deg. 42 min. West 1,420.6 feet; thence South 1 deg. 30 min. West 1,325.00 feet to the point of BEGINNING; containing 14.97 acres, more or less,

Being a portion of the same property conveyed to Stephen J. Kozy by Warranty Deed from R. Dennis Britt and wife, Martha Lou Britt, dated January 30, 2006, of record in Instrument No. 20060131-0011871, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Sewer & Drainage Easement to Metro of record in Instrument No. 20080502-0045461, Register's Office for DAVIDSON County, Tennessee.
Restrictions & Covenants for Stormwater Facilities & Systems of record in Instrument No. 20150105-0000515, Register's Office for DAVIDSON County, Tennessee.

This is improved (X) unimproved (____) property known as 3562 Pin Hook Road, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 4 day of JUNE, 2015.

Stephen J. Kozy

Charlene Kozy, spouse of Stephen J. Kozy, hereby joins in the execution of this instrument for the purpose of conveying her interest in said property, if any, by virtue of her marriage or otherwise.

Charlene Kozy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Stephen J. Kozy, the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of June, 2015.

Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Charlene Kozy, the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of June, 2015.

Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150129SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Jeff Wainscott, do hereby make oath that I am ~~a licensed 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.

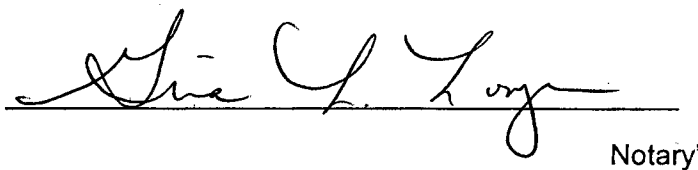


Signature

State of Indiana

County of Marion

Personally appeared before me, Jeff Wainscott, a notary public for this county and state, Gina L. Longere who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

