Send Tax Statements To:
New Owner

Name and Address of New Owner:
Simson Sarki
1149 Silvermoon Drive
Cane Ridge, TN 37013

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 and Parcel 174-01-0C-131.00 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 PROPERTIES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **SIMSON SARKI, UNMARRIED,** his 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 Cane Ridge, and being described as follows, to-wit:

Being all of Lot No. 131, on the Final Plat Rivendell Woods Subdivision, Phase 2, Section 3, according to plat and survey appearing of record in Instrument No. 20141104-0101766, 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 Properties, Inc., a Tennessee Corporation, by deed from Rivendell, LLC, a Tennessee Limited Liability Company, dated December 15, 2014, appearing of record in Instrument No. 20141223-0117429, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions and Conditions contained in instrument of record in Instrument No. 20070607-0068416, as amended in Instrument No. 20080722-0074876, supplemented in Instrument No. 20150310-0020240; By-Laws of record in Instrument No. 20070607-0068416, as amended in Instrument No. 20080722-0074876; Charter of Rivendell Woods Homeowners Association of record in Instrument No. 20081031-0108933; Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20070522-0061016, and in Book 4215, page 632; Stormwater Detention Agreement of record in Instrument No. 20031104-0161896, and in Instrument No. 20070430-0050843; Ingress/Egress Easement to Family Cemetery as set out in Instrument No. 20070702-0079201; One Hundred Fifty Foot (150') TVA Easement as set out of record in Instrument No. 20040702-0079201; Piedmont Natural Gas Co., Inc., of record in Instrument No. 20140919-0086248 and in Instrument No. 20140714-0061726; Declaration of restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20130523-0052157; Detention Maintenance Agreement of record in Instrument No. 20031104-0161896; Quitclaim Deed for open space of record in Instrument No. 20150310-0020239; and to any and all matters shown on said plat and survey of record in Instrument No. 20141104-0101766; all of said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150054003 DEEDWARR
Recvd: 07/06/15 10:56 3 pgs
Fees:18.00 Taxes:647.50
20150706-0064822

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 **SIMSON SARKI, UNMARRIED, 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 unencumbered, 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, 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 29th day of June, 2015.

OLE SOUTH PROPERTIES, INC., a Tennessee Corporation

BY: _____
Ben Blake, Vice 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 Ben Blake, 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 Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 29th day of June, 2015.

_____
NOTARY PUBLIC
My Commission Expires: 2-20-17

JILLIAN BARTON NOTARY PUBLIC STATE OF TENNESSEE 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 $175,000.00, 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 29th day of June, 2015.

NOTARY PUBLIC
My Commission Expires: 2-20-17

JILLIAN BARTON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY