BILL GARRETT, Davidson County
Trans:T20150067017 DEEDWARR
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Fees:18.00 Taxes:732.22
20150812-0080584

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:
Christopher Dixon
1517 Rockglade Run
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 164-07-0A-50.00 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, **CHRISTOPHER DIXON AND ROELLA MCKNIGHT, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Lot No. 50, on the Final Plat of Harvest Grove (formerly Tillman) "Cluster Lot Subdivision", Section One, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20060726-090037, amended in Instrument No. 20061116-0142300, 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 Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, dated March 11, 2015, appearing of record in Instrument No. 20150313-0021756, of the Register's Office of Davidson County, Tennessee. .
>
> This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of Harvest Grove contained in instrument of record in Instrument No. 20060628-0077382; Charter of Homeowners Association of record in Instrument No. 20060519-0059378; Stormwater Detention Agreement of record in Instrument No. 20040707-008492; Easement to Tennessee Telephone Company of record in Instrument No. 20060707-0081730 and Instrument No. 20060707-0081731, and Release of Public Utility Easement of record in Instrument No. 20070306-0027599; Perpetual easement for entrance sign of record in Instrument No. 20070220-0020794; and to any and all matters shown on said plat and survey of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300; 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 **CHRISTOPHER DIXON AND ROELLA MCKNIGHT, HUSBAND AND WIFE,** their 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 7th day of August, 2015.

OLE SOUTH PROPERTIES, INC., a Tennessee Corporation

BY: _____
John Davis, Vice President

STATE OF TENNESSEE)
)
COUNTY OF ~~RUTHERFORD~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Davis, 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 Antioch, Tennessee, this the 7 day of August, 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 $197,897.00, 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 7th day of August, 2015.

NOTARY PUBLIC
My Commission Expires: 2-20-17

JILLIAN BARTON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY