Send Tax Statements To:
New Owner
Same as below

Davidson County DEEDWARR
Recvd: 08/19/15 13:12 3 pgs
Fees:18.00 Taxes:888.00
20150819-0083621

Name and Address of New Owner:
Christopher Lee Norman
905 Fernhurst Drive
Antioch, 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 151-09-0A-326.00

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 LEE NORMAN, 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 Antioch, and being described as follows, to-wit:

Return to: File 15-0236TN
PenFed Title LLC
21550 Beaumeade Circle
Ashburn, VA 20147

Being all of Lot No. 317, on the plan of Long Hunter Chase, Phase 3, Section 3, A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103113, 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 JCH Development Company, INC., a Tennessee Corporation, dated January 14, 2015, appearing of record in Instrument Number 20150120-0005374, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Book 9430, Page 251, Amended in Book 9534, Page 938, Declaration of Annexation of Phase 3, Section 3, in Instrument Number 20130226-0019266; Easement to Nashville/Davidson County for Water Mains in Book 8197, Page 288; Easement to United States of America/Tennessee Valley Authority for Transmission Lines in Book 2338, Page 466; Easement to Tennessee Telephone Company in Book 9661, Page 919; Subject to Certificate of Resolution for JCH Development Company, INC., in Book 9432, Page 789; Subject to Deed of conveyance to Nashville/Davidson County in Book 4584, Page 201; Subject to Declaration of Taking to Tennessee Valley Authority/United States of America for Easement and Right of Way in Book 4446, Page 423; Subject to Grant of Easement to Crossman Properties in Instrument Number 20000906-0088271, and in Instrument Number 20000906-0088272; Subject to Sanitary Sewer and/or Storm Drainage Easement in Instrument Number 20001030-0107415; Subject to Stormwater Detention Agreement in Instrument Number 20020718-0086411, and in Instrument Number 20040908-0108434; Subject to Charter of Long Hunter Chase Homeowner's Association in Book 9433, Page 953; Subject to Bylaws in book 9430, Page 251; Subject to QCD to Homeowner's Association for Open Space/Common Area in Instrument Number 20130501-0043495, and to any and all matters shown on said plat and survey of record in Instrument Number 20081014-0103113; 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 LEE NORMAN, 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 6th day of August, 2015.

OLE SOUTH PROPERTIES, INC.,
A Tennessee Corporation

BY: _____
John Davis, Vice 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 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., a Tennessee Corporation,** 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 6th day of August, 2015.

SHERI L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, 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 6th day of August, 2015. By Monica Roberts

JI HYE JANG NOTARY PUBLIC COMMONWEALTH OF VIRGINIA #7531373 COMMISSION EXPIRES 09/30/2016

_____
NOTARY PUBLIC
My Commission Expires:

True Copy Certification

I, RITA MURRAY, 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.

Rita Murray
Signature

State of Virginia

County of Loudoun

Personally appeared before me, CHIU-JU LAI, a notary public for this county and state, RITA MURRAY 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: 10/31/2016
Notary' Seal (if on paper)

CHIU-JU LAI
COMMONWEALTH OF VIRGINIA
#336687
COMMISSION EXPIRES 10/31/2016
NOTARY PUBLIC