BILL GARRETT, Davidson County
Trans: T20150085015 DEEDWARR
Recvd: 10/06/15 11:19 3 pgs
Fees: 18.00 Taxes: 783.40
20151006-0101681

Return to:

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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:
Kevin Carroll
6492 Paddington Way
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 151 09 0A 362.00
Account Number:

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, **KEVIN CARROLL AND RACHEL CARROLL, HUSBAND AND WIFE,** their 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:

Being all of Lot No. 281, on the plan of Long Hunter Chase, Phase 3 Section 3A, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103114, 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 Co, 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.

Being a portion of the same property conveyed to JCH Development Co, Inc., a Tennessee Corporation, by deed from Imogene Mackey Phelps, a 1/5 undivided interest; Jesse L. Mackey, a 1/5 undivided interest; Eva Fay Mackey Jared, a 1/5 undivided interest; Neva Gay Mackey Coats, a 1/5 undivided interest; Maxie C. Mackey, a 1/15 undivided interest; Linda Mackey Spinosa, a 1/30 undivided interest; Nancy Mackey Roberts, a 1/30 undivided interest; Carolyn M. Demerich, a 1/30 undivided interest; Dianny M. Crowell, a 1/30 undivided interest, dated December 23, 1988, appearing of record in Book 7739, page 657, of the Register's Office of Davidson County, Tennessee. Erroneously recorded on previous deed that Maxie C. Mackey, as having a 1/5 undivided interest and Linda Mackey Spinosa, as having a 1/3- undivded interest; both in said Register's Office.

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 3A 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; Grant of Easement to Crossman Properties in Instrument Number 20000906-0088271, and in Instrument Number 20000906-0088272; Certificate of Resolution of JCH Development Company, Inc. in Book 9432, page 789; Deed of Conveyance to Nashville/Davidson County in Book 4584, page 201; Declaration of Taking to Tennessee Valley Authority/United States of America for Easement and Right of Way in Book 4446, page 423, Sanitary Sewer and/or Storm Drainage Easement in Instrument Number 20001030-0107415; Stormwater Detention Agreement in

Instrument Number 20020718-0086411 and in Instrument Number 20040908-0108434; Charter of Long Hunter Chase Homeowners Association in Book 9433, page 953; Bylaws of Long Hunter Chase in Book 9430, page 251; Quitclaim Deed to Homeowners 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 20081014-0103114; 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 **KEVIN CARROLL AND RACHEL CARROLL, 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 30th day of September, 2015.

Ole South Properties, Inc.
a Tennessee Corporation

BY: _____ VP
John Davis, 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 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 30th day of September, 2015.

ANGELA POST
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Angela Post
NOTARY PUBLIC
My Commission Expires: 8/17/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $211,731.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Rachel Carroll

AFFIANT

SWORN to and subscribed before me,
this 30th day of September, 2015.

Angela Post

NOTARY PUBLIC
My Commission Expires: 8/17/19

