(2)

Return To:

Send Tax Statements To:
New Owner

Name and Address of New Owner:

Christopher M. Talley
1820 Hillpoint Circle
Anitoch, 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 & Parcel:
164-07-0A-205.00CO

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 M. TALLEY AND SYDNEY D. TALLEY, HUSBAND AND WIFE,** 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 Anitoch, and being described as follows, to-wit:

Being all of Lot No. 149, on the plan of Section Two Harvest Grove, formerly (Tillman Property), according to plat and survey appearing of record in Instrument No. 20140529-0046065, 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 Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated July 14, 2015, appearing of record in Instrument No. 20150721-0071407, of the Register's Office of Davidson County, Tennessee. Title vested in Ole South/Craighead Joint Venture, a Tennessee Joint Venture by deed from Avenue Bank, dated April 29, 2014, of record in Instrument No. 20140502-0037446 and corrected in Instrument No. 20140515-0041794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions 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. 20060726-0090037 and in Instrument No. 20040707-0080492; Agreement for Dedication for Public Right of Way of record in Instrument No. 20060830-0107233; and to any and all matters shown on said plat and survey of record in Instrument No. 20140529-0046065; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20150106315 DEEDWARR
Recvd: 12/16/15 14:05 3 pgs
Fees:18.00 Taxes:652.85
20151216-0126603

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CHRISTOPHER M. TALLEY AND SYDNEY D. TALLEY, HUSBAND AND WIFE,** 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 un-encumbered, 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, his 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 10th day of December, 2015.

OLE SOUTH PROPERTIES, INC.

BY: _____ VP

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., executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its JOHN DAVIS.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 10th day of December, 2015.

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

_____
NOTARY PUBLIC
My Commission Expires: 11/17/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,445.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary L. Ruiter
AFFIANT

SWORN to and subscribed before me,
this 10th day of December, 2015.

Kellie Parsons
NOTARY PUBLIC

My Commission Expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019