BILL GARRETT, Davidson County
Trans:T20150107436 DEEDWARR
Recvd: 12/21/15 11:18 2 pgs
Fees:13.00 Taxes:480.96
20151221-0127918

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1679

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2015

Notary Public
Commission Expires: 1/18/16

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Summer Stine 819 Lower Park Pl. #1904 Antioch, TN 37013	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	175-02-0B-151.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ole South Properties, Inc., a Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Summer Stine, a single woman and Colleen F. Kozloff, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 1904 of Old Hickory Commons, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons of record in Instrument No. 20080317-0026338, as supplemented in Instrument No. 20081117-0113467, as further amended by Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, and Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Master Deed. Reference is hereby made to the plan of Old Hickory Commons, Section Three, as shown on Exhibit Map to the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three of record in Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company, dated 8/11/15 and recorded 8/21/15 in Instrument No. 20150821-0084852; and being a portion of the same property previously conveyed to Old Hickory Commons, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Luther Marie Vaughn Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement, dated 4/15/05 and recorded 4/15/05 in Instrument No. 20050415-0042164, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 819 Lower Park Pl. #1904, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of December, 2015.

Ole South Properties, Inc.

VP

By: John Davis, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared John Davis with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Vice President of Ole South Properties, Inc., the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this 9th day of December, 2015.

Notary Public

Commission Expiration: 1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY