(1)

Return To

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Leslie Ledford & Curtis Ledford
6461 Paddington Way
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 151-09-OA-349.00

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, **LESLIE LEDFORD AND CURTIS LEDFORD, A MARRIED COUPLE,** 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. 309, 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 No. 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 Co, Inc., a Tennessee Corporation, dated January 14, 2015, appearing of record in Instrument No. 20150120-0005374, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 9430, page 251, amended of record in Book 9534, page 938, Declaration of Annexation of Phase 3 Section 3 of record in Instrument No. 20130226-0019266; Easement to Nashville/ Davidson County for Water Mains of record in Book 8197, page 288; Easement to United States of America/ Tennessee Valley Authority for Transmission Lines of record in Book 2338, page 466; Easement to Tennessee Telephone Company of record in Book 9661, page 919; Certificate of Resolution for JCH Development Company, Inc., of record in Book 9432, page 789; Deed of Conveyance to Nashville/ Davidson County of record in Book 4584, page 201; Declaration of Taking to Tennessee Valley Authority/ United States of America for Easement and Right of Way of record in Book 4446, page 423; Grant of Easement to Crossman Properties of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107415; Stormwater Detention Agreement of record in Instrument No. 20020718-0086411 and Instrument No. 20040908-0108434; Charter of Long Hunter Chase Homeowners Association of record in Book 9433, page 953; By-Laws of record in Book 9430, page 251; Quitclaim Deed To Homeowners Association for Open Space/ Common Area of record in Instrument No. 20130501-0043495; and to any and all matters shown on said plat and survey of record in Instrument No. 20081014-0103113; 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:T20160000180 DEEDWARR
Recvd: 01/04/16 10:18 2 pgs
Fees:13.00 Taxes:834.25
20160104-0000182

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **LESLIE LEDFORD AND CURTIS LEDFORD, A MARRIED COUPLE,** 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 Grantor.

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 December, 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 Spring Hill, Tennessee, this the 30th day of December, 2015.

_____
NOTARY PUBLIC

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 $225,472.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

_____
NOTARY PUBLIC

My Commission Expires: 1/24/17