(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:
Robert H. Allen II
1509 Rockglade Run
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 164-07-0A/48CO

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, **ROBERT H. ALLEN II, A MARRIED PERSON AND CHARLES JASON HICKS, A MARRIED PERSON,** 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:

Land in Davidson County, Tennessee, Being all of Lot No. 48, on the Final Plat for Harvest Grove (Formerly Tillman) "Cluster Lot Subdivision", Section One, a Planned Unit Development, as shown plan of record in Instrument Number 20060726-0090037, amended in Instrument Number 20061116-0142300, 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 Number 20150721-0071407, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions and Conditions and By-Laws of Harvest Grove 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. 20040707-0080492; Easements to Tennessee Telephone Company of record in Instrument No. 20060707-0081731, and Release of Public Utility Easement f record in Instrument No. 20070306-0027599; Perpetual Easement for entrance sign of record in Instrument No. 20070220-0020794; and to any and all matters shown on said plat and survey of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300; all of said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160010432 DEEDWARR
Recvd: 02/08/16 10:49 3 pgs
Fees:18.00 Taxes:776.96
20160208-0011794

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 **ROBERT H. ALLEN II, A MARRIED PERSON AND CHARLES JASON HICKS, A MARRIED PERSON,** 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 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 27th day of January, 2016.

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 Murfreesboro, Tennessee, this the 27 day of January, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 2-20-17

JILLIAN BARTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,990.00, 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 27th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 2-20-17

JILLIAN BARTON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY