PREPARED BY:
Battleground Title & Escrow, LLC
245 Noah Drive
Franklin, TN 37064
File No.: 2016-0009

BILL GARRETT, Davidson County
Trans:T20160012788 DEEDWARR
Recvd: 02/16/16 15:28 2 pgs
Fees:13.00 Taxes:1739.00
20160216-0014626

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Battleground Title & Escrow, LLC 245 Noah Drive, Franklin, TN 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Rupp and Kelsey Rupp 4709A Dakota Avenue Nashville, TN 37209	Suntrust Mortgage Inc 1001 Semmesave RVW 5024 Richmond VA 23224	091-05-0G 001.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **OLD SOUTH CONSTRUCTION, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto Jordan Rupp, Husband and Kelsey Rupp, Wife, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 4709 Dakota Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150716-0069660, said Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Billy Keith Perryman to Old South Construction, LLC a limited liability company as of record

11/24/14 and recorded on 11/25/14 as of record in Instrument no. 20141125-0108624, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, as of the 12th day of February, 2016.

Old South Construction, LLC, a Tennessee Limited Liability Company

BY: James C D Franks C/in by
James C. D. Franks, Chief Manager by
Lorraine J. Cash, his Company Attorney In Fact Lorraine J Cash his co attor In fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lorraine J. Cash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Company Attorney of Old South Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Company Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Lorraine Cash his Company Attorney in Fact.

WITNESS my hand and seal, this the 12th day of February, 2016.

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

Christy Michelle Jones
Notary Public

Christy Michelle Jones
Printed Notary Name

My commission expires: 1/27/17