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

BILL GARRETT, Davidson County
Trans:T20160029595 DEEDWARR
Recvd: 04/12/16 10:44 3 pgs
Fees:18.00 Taxes:510.56
20160412-0034915

Name and Address of New Owner:
Christopher A. Meagher
408 Krisen Ct.
Mount Juliet, TN 37122

From Information Furnished The Parties

Map and Parcel 175-2-B/68CO

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 A. MEAGHER, A MARRIED MAN AND JOHN C. DONLON, AN UNMARRIED MAN,** 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 the first Civil District of Davidson County, Tennessee, being all of Unit No. 902, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094, in 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 the same property conveyed to Ole South Properties Inc., a Tennessee Corporation, by deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company, dated March 4, 2016, appearing of record in Instrument Number 20160309-0022471, of the Register's Office of Davidson County, Tennessee.

Grantee(s) declares under penalties and perjury that the above described property will be used as investment property and never the primary residence of the grantee(s).

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in Instrument Number 20080317-0026338, Amended in Instrument 20101222-0101832, Supplement in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094; Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company or record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc, of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim to Metro Government of record in Instrument Number 20100303-0016291; and to any and all matters shown on said plat and survey or record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-

0028759 and amended in Instrument Number 20140207-0011094; all of said Register's Office.

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 **CHRISTOPHER A. MEAGHER, A MARRIED MAN AND JOHN C. DONLON, AN UNMARRIED MAN,** 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 2016 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 31st day of March, 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.,** 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 Antioch, Tennessee, this the 31st day of March, 2016.

Molly L Reitter
State of Tennessee Notary Public
Rutherford County

Molly L. Reitter
NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,990.00, 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 31st day of March, 2016.

Molly L. Reitter
NOTARY PUBLIC
My Commission Expires: 1/28/19

Molly L Reitter
State of Tennessee Notary Public
Rutherford County