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:

Andrea Smith
4737 Derbyshire Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel:
151-09-0A-335.00

BILL GARRETT, Davidson County
Trans:T20160059915 DEEDWARR
Recvd: 07/13/16 10:55 3 pgs
Fees:18.00 Taxes:944.76
20160713-0071699

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 **ANDREA SMITH AND JARED SMITH, WIFE AND HUSBAND,** his 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. 308, 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 Number 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 Number 20150120-0005374, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Book 9430, page 251, as amended in Book 9534, page 938; Declaration of Annexation of Phase 3 Section 3 of record in Instrument Number 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 Number 20000906-0088271 and Instrument Number 20000906-0088272; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20001030-0107415; Stormwater Detention Agreement of record in Instrument Number 20020718-0086411 and Instrument Number 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 Homeowner's Association for Open Space/ Common Area of record in Instrument Number 20130501-0043495; and to any and all matters

shown on said plat and survey of record in Instrument Number 20081014-0103113; 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 **ANDREA SMITH AND JARED SMITH, WIFE AND HUSBAND,** his 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 un-encumbered, 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, his 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 30th day of June, 2016.

OLE SOUTH PROPERTIES, INC.

BY: _____ VP

JOHN DAVIS, VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 Antioch, Tennessee, this the 30th day of June, 2016.

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

_____

NOTARY PUBLIC
My Commission Expires: 11/17/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,340.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrea Smith
AFFIANT

SWORN to and subscribed before me,
this 30th day of June, 2016.

Kellie Parsons
NOTARY PUBLIC

My Commission Expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019