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New Owner

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

Name and Address of New Owner:
Ole South Properties, Inc.
262 Robert Rose Dr., #300
Murfreesboro, TN 37129

Map/Parcel No. 164-85.00

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 SOITH/CRAIGHEAD JOINT VENTURE,** have this day bargained and sold and hereby transfer and convey unto, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, their** heirs and assigns, forever, that certain parcel of real estate located in District of Davidson County of the State of Tennessee, being described as follows, to-wit:

Being all of Lot Nos. 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, Harvest Grove, Section Three, as shown by plat an survey of record in Instrument No. 20160429-0042362, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and description of said lot.

Being a portion of the same property conveyed to Ole South/Craighead Joint Venture, by deed from Avenue Bank, dated March 27, 2015, appearing of record in Instrument No. 20150330-0026913, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20060628-0077382; Charter for Homeowners Association of record in Instrument No. 20060519-0059378; Stormwater Detention Agreement of record in Instrument No. 20060726-0090037; and to any and all matters shown on said plat and survey of record in Instrument No. 20160429-0042362 all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION,** 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 Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to 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 9 day of August, 2016.

OLE SOUTH/CRAIGHEAD JOINT VENTURE

By: _____
JOHN D. FLOYD, Partner

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 D. Floyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, and who further acknowledged that he as the Partner of Ole South/Craighead Joint Venture, the maker or a constituent of the maker and is authorizes by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker..

9 WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the ____ day of August, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 1/24/17

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, 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 the 9 day of August, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY