Send Tax Statements To:
New Owner

BILL GARRETT, Davidson County
Trans:T20160091456 DEEDWARR
Recvd: 10/17/16 14:16 2 pgs
Fees:13.00 Taxes:333.00
20161017-0109561

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., Ste 300
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map/Parcel: P/O 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 SOUTH/CRAIGHEAD JOINT VENTURE,** has this day bargained and sold and does 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 Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot Nos. 194 & 249, Section Three Harvest Grove, of record in Instrument No. 20160429-0042362, of record in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being a portion of the same property conveyed to Ole South/Craighead Joint Venture, by deed from Avenue Bank, of record in Instrument No. 20150330-0026913, dated March 27, 2015, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions 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. 20060726-0090037, Instrument No. 20040707-0080492 and Instrument No. 20051005-0119710; Easement and Right of Way for TVA of record in Book 4418, page 491 and in Book 4473, page 613; Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20160802-0079381; and to any and all matters shown on said plan of record appearing of record in Instrument No. 20160429-0042362; 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 **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 un-encumbered, 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 3 day of October, 2016.

OLE SOUTH/CRAIGHEAD JOINT VENTURE

BY: _____
John D. Floyd, 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 D. Floyd,** 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 **President** of **OLE SOUTH/CRAIGHEAD JOINT VENTURE**, the bargainor, and that he as such **President**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **President**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 3 day of October, 2016..

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

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFOR

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, 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 3 day of October, 2016.

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

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY