(1)

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:

Haskell B. Ruff
1533 Sprucedale Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel:
175-2-B/25CO

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 **HASKELL B. RUFF AND LYNNE D. RUFF, Husband and Wife,** as joint tenants (BW) 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 Unit No. 4601, on the plan of Old Hickory Commons, Sections Two and Three, according to plat and survey appearing of record in Instrument Number 20081117-0113467 and further amended in Instrument Number 20130322-0028759, 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 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 July 13, 2016, appearing of record in Instrument Number 20160718-0073716, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in instrument of record in Instrument Number 20080317-0026338, Amended in Instrument Number 20101222-0101832, Supplemented 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 of 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; Notice of Completion of record in Instrument Number 20160714-0072270; and to any and all matters shown on said plat and survey of record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20160102103 DEEDWARR
Recvd: 11/18/16 09:44 3 pgs
Fees:18.00 Taxes:617.86
20161118-0121729

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **HASKELL B. RUFF AND LYNNE D. RUFF, Husband and Wife,** as joint tenants BW 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 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, 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 4th day of November, 2016.

OLE SOUTH PROPERTIES, INC.,
A Tennessee Corporation

BY: _____
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., 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 ~~Spring~~ Murfreesboro Hill, Tennessee, this the 4th day of November, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
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 $166,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandee D. Phillips
AFFIANT

SWORN to and subscribed before me,
this 4th day of November, 2016.

Amanda M Clark
NOTARY PUBLIC

My Commission Expires: 11/18/2017

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD