WARRANTY DEED

RETURN TO: Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35071

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: April 13, 2019

(AFFIX SEAL)

NANCY SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah M. Longhurst	Sarah M. Longhurst	103-06-0-D 001.00CO
(NAME)	(NAME)	
123 Saint Andrews	5533 Knob Road	
(ADDRESS)	(ADDRESS)	
St. Simmons Island, GA 31522	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old South Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sarah M. Longhurst, a married woman** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 5533 Knob Road Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160224-0017694, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Old South Construction, LLC by Warranty Deed dated 02/22/2016 from Jeffrey L. Bradley, a married man and Susan D. Bradley of record in Instrument No. 20160224-0017692, as corrected in Instrument No. 20160309022687, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2016 Taxes prorated between Grantor and Grantee.
All matters shown on the boundary plat of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20160224-0017694, Register's Office for Davidson County, Tennessee, together with all amendments thereto,
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
Deed of Easement of record in Book 5252, Page 323, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160103426 DEEDWARR
Recvd: 11/22/16 14:34 2 pgs
Fees:13.00 Taxes:1850.00

20161122-0123406

unimproved ☐

This is improved ☑ property, known as 5533 Knob Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of November, 2016.

OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Lorraine J. Cash

Lorriane J. Cash
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Lorraine J. Cash with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Old South Construction, LLC, a Tennessee Limited Liability Company and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Authorized Agent.

WITNESS my hand and seal this 18th day of November, 2016.

Notary Public _____
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

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Franklin, TN 37064