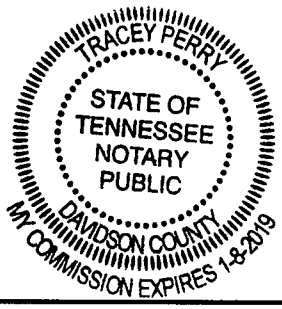
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,238.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

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
Kevin Mattice	**NEW OWNER**	10306014600
(NAME)	(NAME)	
5542 Knob Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170039916 DEEDWARR
Recvd: 05/10/17 12:09 2 pgs
Fees: 13.00 Taxes: 1991.48
20170510-0046474

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, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kevin Mattice and Rory Mattice, husband and wife**, 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 5542 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. 20160928-0102160, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Old South Constructions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Stephen J. Holzapfel and wife, Sue M. Holzapfel, dated 09/23/2016, recorded 09/28/2016 of record in Instrument No. 20160928-0102157, in the Register's Office for Davidson County, Tennessee. Title was taken erroneously in the name of Old South Constructions, LLC, a Tennessee Limited Liability Company and it should reflect Old South Construction, LLC, a Tennessee Limited Liability Company.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2017 taxes were prorated between Grantor and Grantee.
All matters shown on the 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. 20160928-0102160, in the Register's Office for Wilson County, Tennessee, together with all amendments thereto.
Deed of Easement of record in Book 5238, Page 555, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 5252, Page 764, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5542 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 8 day of May, 2017.

OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Lorraine J. Cash
Authorized Agent / 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 5th day of May, 2017.

Notary Public
My Commission Expires:

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

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064