Send Tax Statements To:
New Owner

Name and Address of New Owner:

Stephen M. McCrudden
1117 Moonriver Cove
Antioch, TN 37013

Return To

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

From Information Furnished By
The Parties

Map & Parcel:
164 7 A/268CO

BILL GARRETT, Davidson County
Trans:T20170045110 DEEDWARR
Recvd: 05/26/17 13:44 3 pgs
Fees:18.00 Taxes:877.33
20170526-0052798

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 **STEPHEN M. MCCRUDDEN AND NA'GASHA P. MCCRUDDEN, HUSBAND AND WIFE,** 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:

Being all of Lot No: 238, on the plan of Harvest Grove, Section Three, according to plat and survey appearing of record in Instrument Number 20160429-0042362, 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 a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from, Ole South/Craighead Joint Venture, dated November 23, 2016, appearing of record in Instrument Number 20161202-0126757, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions, contained in instrument of record in Instrument Number 20060628-0077382; Easement and Right of Way to Tennessee Valley Authority of record in Book 4418, page 491 and Book 4473, page 613; Easement for Sanitary Sewers and Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20160802-0079381; Charter for Homeowner's Association of record in Instrument Number 20060519-0059378; Stormwater Detention Agreement of record in Instrument Number 20060726-0090037, Instrument Number 20040707-0080492, and Instrument Number 20051005-0119710; and to any and all matters shown on said plat and survey of record in Instrument Number 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 **STEPHEN M. MCCRUDDEN AND NA'GASHA P. MCCRUDDEN, HUSBAND AND WIFE,** 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 2017 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 23rd day of May, 2017.

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 Murfreesboro, Tennessee, this the 23 day of May, 2017.

_____
NOTARY PUBLIC
My Commission Expires: 1/24/21

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,117.00, 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 23rd day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 1/24/21

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY