Return to:

88nd Tax Statements To:
New OWNER

Name and Address of New Owner:
Ole South Properties, Inc
262 Robert Rose Dr., #300
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 19002 DEEDWARR
10/27/2017 12:23:57 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50

20171027-0110465

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

From Information Furnished By
The Parties

Map/Parcel:76-I-D/23CO,
76-I-D/24CO, 76-I-D/25CO,
76-I-D/71CO, 76-I-D/72CO,
76-I-D/73CO, 76-I-D/74CO,
76-I-D/75CO, 76-I-D/76CO,
76-I-D/77CO, 76-I-D/81CO

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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, A TENNESSEE JOINT VENTURE**, has this day bargained and sold and does hereby transfer and convey unto **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION,** their successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

Being all of Lot Nos. 23, 24, 25, 71, 72, 73, 74, 75, 76, 77, & 81, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20171004-0102057, 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/Craighead Joint Venture, a Tennessee Joint Venture, by deed from Heritage Hills Investment Partners, LLC, a Tennessee Limited Liability Company, dated July 31, 2015, appearing of record in Instrument No. 20150731-0076022, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20170925-0098154; Grant of Easement to Piedmont Natural Gas Company of record in Instrument No. 20100111-0002349; Declaration of Easements of record in Instrument No. 20061227-0159081 and in Record Book 1223, page 1531; Detention Maintenance Agreement of record in Instrument No. 20060503-0050829; Homeowner's Association Charter of record in Instrument No. 20070821-0100112; Off Site Sewer Easement of record in Instrument No. 20170613-0059009; and to any and all matters shown on said plat and survey of record in Instrument No. 20171004-0102057; all of said Register's Office.

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 successors 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 unencumbered, 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, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easement, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of October, 2017.

OLE SOUTH/CRAIGHEAD JOINT VENTURE,
a Tennessee Joint Venture

BY: _____
John D. Floyd, General Partner

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 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 **General Partner** of **Ole South/Craighead Joint Venture, a Tennessee Joint Venture**, the bargainor, and that he as such **General Partner**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **General Partner**.

25th WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 25th day of October, 2017.

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lindsay W. Walker
NOTARY PUBLIC
My Commission Expires: 4/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,000.00, 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 25th day of October 2017.

Lindsay W. Walker

NOTARY PUBLIC
My Commission Expires: 4/18/21

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY