Bill Garrett Davidson County
Batch# 42652 DEEDWARR
12/29/2017 10:02:20 AM 2 pgs
Fees: $13.00 Taxes: $606.76
20171229-0132251

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2118

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,990.00

Affiant

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2017

Notary Public
Commission Expires: 6/19/18

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Nicholas Blackmon<br>1750 Sprucedale Drive<br>Antioch, TN 37013 | Primary Residential Mortgage, Inc. ISAOA/ATIMA<br>1480 North 2200 West<br>Salt Lake City, UT 84116 | p/o 17500001600 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Ole South Properties, Inc.**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nicholas Blackmon, an unmarried man,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 3302 on the Plan of Old Hickory Commons, Section Four, a Planned Unit Development, of record in Instrument No. 20080317-0026338, as amended at Instrument No. 20170602-0055284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee limited liability company by Warranty Deed from Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement, of record in Instrument No. 20050415-0042164, Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 15, 2005.

Being the same property conveyed to Ole South Properties, Inc by Quit Claim Deed from Old Hickory Commons, LLC of record in Instrument No. *, Register's Office for Davidson County, Tennessee dated December 19, 2017 and recorded on December 20, 2017. *20171220-0129535

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1750 Sprucedale Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of December, 2017.

Ole South Properties, Inc.

By: Ben Blake, VP

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Ben Blake with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc.. the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 20th day of December ,2017.

Notary Public
My Commission Expires: 3/23/21

(Notary Seal)

