(1)

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Lenin Chaturvedi
1740 Sprucedale Drive
Antioch, TN 37013

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 and Parcel 175-2-E/15CO

Bill Garrett Davidson County
Batch# 76183 **DEEDWARR**
04/04/2018 10:43:44 AM 2 pgs
Fees: $13.00 Taxes: $621.56
20180404-0031523

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND ($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, **LENIN CHATURVEDI AND BHAVNA CHATURVEDI, HUSBAND AND WIFE** , their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 3103, on the plan of Old Hickory Commons, Section Four, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20170815-0083582, 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 Properties, Inc., a Tennessee Corporation, by deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company, dated February 22, 2018, appearing of record in Instrument No. 20180226-0017714, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Protective Covenants, Conditions, Restrictions and Master Deed for Old Hickory Commons, filed for record in Instrument Number 20070920-00112646, as amended in Instrument Number 20071213-0143334, Instrument Number 20080710-0071087, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20080317-0026338, Instrument Number 20101222-0101832 and Instrument Number 20170602-0055284; Stormwater Detention Agreement for Old Hickory Commons of record in Instrument Number 20060307-0026092; Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Easement to Tennessee Telephone Company d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville, LLC of record in Instrument Number 20161212-0130102; and to any and all matters shown on said plat and survey of record in Instrument Number 20170815-0083582; 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 **LENIN CHATURVEDI AND BHAVNA CHATURVEDI, 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

unencumbered, except for the lien of the 2018 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, their 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 this 23rd day of March, 2018.

Ole South Properties, Inc., a Tennessee Corporation

BY: _____

BEN BLAKE, 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 **BEN BLAKE,** 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.,** 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 ~~Antioch~~ Murfreesboro, Tennessee, this the 23rd day of March, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,990.00, 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 ~~15th~~ 23rd day of March, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 1/28/19