WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1895

Send Tax Statements To:

Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro TN 37129

Name and Address of New Owner:

Maureen A Finn
749 W. Ravenscroft Rd
Sparta, TN 38583

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:
175-02-0E-3.00 CO

Bill Garrett Davidson County
Batch# 88281 DEEDWARR
05/04/2018 12:34:52 PM 2 pgs
Fees: $13.00 Taxes: $669.66
20180504-0042838

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 **MAUREEN A FINN, AN UNMARRIED WOMAN,** her 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 Unit No. 2801, Old Hickory Commons, Section Four, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 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 March 4, 2018, appearing of record in Instrument No.20180406-0032381, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Protective Covenants, Restrictions and Conditions for Old Hickory Commons, Section One, of record in Instrument No. 20070920-00112646, as amended by Instrument No. 20071213-0143334 and as further amended by Instrument No. 20080710-0071087; Amended and Restated in Instrument No. 20080317-0026338, as amended by Instrument No. 201012220-1010832, further amended by Instrument No. 20130322-0028759 and Instrument No. 20140207-0011094 and in Instrument No. 20170602-0055284; Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections Two and Three and Amendment filed for record in Instrument No. 20081117-0113467, amended in Instrument No./ 20130322-0028759 and in Instrument No. 20170207-0011094; Stormwater Detention Agreement for Old Hickory Commons of record in Instrument No. 20060307-0026092; Fifty-foot Colonial Pipeline Easement of record in Book 3570, page 11; Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a TDS Telecom, a corporation, of record as Instrument No. 20080709-0070604 and in Instrument No. 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130102; and to any and all matters shown on said plat and survey of record in Instrument No. 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 **MAUREEN A FINN, AN UNMARRIED WOMAN,** her 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 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, 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 27th day of April, 2018.

OLE SOUTH PROPERTIES, INC.,
A Tennessee Corporation

BY: _____
Ben Blake, Vice President

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~)
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., a Tennessee Corporation**, 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 Antioch, Tennessee, this the 27th day of April, 2018.

MARY FLUTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 11/20/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,990.00, 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 27th day of April, 2018.

_____
NOTARY ~~PUBLIC~~
My Commission Expires: 11/20/21

MARY FLUTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY