Bill Garrett Davidson County
Batch# 120547 DEEDWARR
07/25/2018 10:45:24 AM 3 pgs
Fees: $18.00 Taxes: $1,149.68

20180725-0072477

Send Tax Statemei
New Owner

(2)

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

Name and Address of New Owner:
Michael Ransom
6208 Del Sol Drive
Whites Creek, TN 37189

From Information Furnished By
The Parties

Map and Parcel 49-14-A-34.00CO

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.**, has this day bargained and sold and does hereby transfer and convey unto, **MICHAEL RANSOM AND JANELLE MAYORGA,** 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 Whites Creek, and being described as follows, to-wit:

> Being all of Lot No. 34, on the plan of Vista, according to plat and survey appearing of record in Instrument No. 20170203-0011914, 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 Cornerstone Land Company, a Tennessee general partnership, dated March 26, 2015, appearing of record in Instrument No. 20150311-0020898, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20170127-0009079; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170221-0017256; Easement for Sanitary Sewers of record in Book 7573, page 147; Homeowners Assocation Charter of record in Instrument No. 20171031-0111254; Stormwater Detention Agreement of record in Instrument No. 20140811-0072016; Agreement for Sanitary Sewer and/or Storm Drainage of record in Book 7492, page 486; Memorandum of Lease of record in Book 10792, page 432; amended in Instrument 20100113-0003170; Assignment and Assumption Agreement of record in Book 11520, page 653; and to any and all matters shown on said plat and survey of record in Instrument No. 20170203-0011914; 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 **MICHAEL RANSOM AND JANELLE MAYORGA,** 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 20th day of July, 2018.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
John Davis, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 Whites Creek, Tennessee, this the 20th day of July, 2018.

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
NOTARY PUBLIC
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,724.00, 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 20th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 5/22/22

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD