Karen Y Johnson Davidson County
Batch# 171757 DEEDWARR
12/10/2018 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $3,166.28
20181210-0119813

# WARRANTY DEED

2018-417-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,750.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF December, 2018.

(Affix Seal)

Notary Public

My Commission Expires: 3/4/2020

MARY R. BAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 4, 2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**KATHLEEN HALE MCCLELLAN, ESQ.**
**HALE AND HALE, PLC**
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Ole South Properties, Inc.<br>262 Robert Rose Drive, Suite 300<br>Murfreesboro, TN 37129 | OWNER | Map/Parcel<br>164060B24000CO; 164060B14300CO; 164060B14400CO; 164060B14500CO; 164060B14600CO; 164060B14700CO; 164060B14800CO; 164060B14900CO; 164060B15000CO; 164060B15100CO; 164060B15200CO; 164060B15300CO; 164060B15400CO; 164060B15500CO; 164060B23300CO; 164060B23400CO; 164060B23500CO; 164060B23600CO; 164060B23700CO; 164060B23800CO; 164060B23900CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Lane Development, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ole South Properties, Inc.**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being all of Units 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 233, 234, 235, 236, 237, 238 and 239 on the Plan of The Townhomes of Bradburn Village, Phase 2, Section 1, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument No. 20180924-0094137, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Amber Lane Development, LLC by Deed dated August 2, 2017 from Jimmy E. Allen, Trustee of the Jimmy E. Allen Revocable Trust, of record in Instrument Number 20170802-0078537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2018 have been prorated between the parties. Subsequent year's taxes are assumed by Grantee. Map/Parcel 164060B24000CO; 164060B14300CO; 164060B14400CO; 164060B14500CO; 164060B14600CO; 164060B14700CO; 164060B14800CO; 164060B14900CO; 164060B15000CO; 164060B15100CO; 164060B15200CO; 164060B15300CO; 164060B15400CO; 164060B15500CO; 164060B23300CO; 164060B23400CO; 164060B23500CO; 164060B23600CO; 164060B23700CO; 164060B23800CO; 164060B23900CO.

2. Right of Way Easement of record in Book 3644, page 317, Register's Office for Davidson County, Tennessee.

3. Right of Way Easement of record in Book 3670, page 396, Register's Office for Davidson County, Tennessee.

4. Supplemental Right of Way Agreement of record in Book 4579, page 913, Register's Office for Davidson County, Tennessee.

5. Easements of record as referenced in Installment Deed of record in Book 5799, page 662, Register's Office for Davidson County, Tennessee.

6. Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20060608-0068199, Register's Office for Davidson County, Tennessee.

8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record in Instrument No. 20060816-0101099; amended in First Amendment of record in Instrument No. 20070717-0084884; Amended and Restated in Instrument No. 20070817-0098536; Instrument No. 20121109-0103798; and Supplementary Declarations in Instrument No. 20180226-0017976; and Instrument No. 20180924-0094137, Register's Office for Davidson County, Tennessee.

9. Charter of The Townhomes of Bradburn Village Homeowners Association, Inc. of record in Instrument No. 20060823-0103546, Register's Office for Davidson County, Tennessee.

10. Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712, Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080502-0045461, Register's Office for Davidson County, Tennessee.

12. Grant of Easement of record in Instrument No. 20170206-0012425, Register's Office for Davidson County, Tennessee.

13. TVA Line and Pipeline Easement mentioned in Book 4728, page 63, Register's Office for Davidson County, Tennessee.

14. Assignment of Developer's Rights Under Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, as amended, appearing as Instrument No. 20170802-0078538, and Supplement Declaration of record in Instrument No. 20180226-0017978, Register's Office for Davidson County, Tennessee.

15. Restrictions of record in Instrument No. 20070817-0098536 and 20121109-0103796, Register's Office for Davidson County, Tennessee.

16. Access Utility & Drainage Easement of record in Instrument No. 20171229-0132505, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 701, 703, 705, 707, 709, 711, 713, 717, 719, 721, 723, 725, 727, 729, 728, 726, 724, 722, 720, 718, and 716 Bradburn Village Way, 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 GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6 day of December, 2018:

Amber Lane Development, LLC

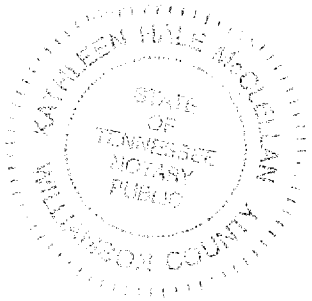
BY: _____
Austin B. Pennington, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Austin B. Pennington, 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 Chief Manager, (or other officer authorized to execute the instrument) of Amber Lane Development, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Chief Manager, (or other authorized officer).

Witness my hand, at office, this 6 day of December, 2018.

_____
Notary Signature
My commission expires: 12-5-2020



**CERTIFICATE OF AUTHENTICITY**

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

