Return To

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO. TN 37129

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,097.36

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 23rd day of December, 2019.

Notary Public

(Affix Seal)

My Commission Expires: 4/18/21

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 340229 DEEDWARR
01/08/2020 09:34:22 AM 2 pgs
Fees: $13.00 Taxes: $1,151.06

20200108-0002527

PLEASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Ole South Properties, Inc.,<br>a Tennessee corporation<br>262 Robert Rose Drive, Suite 300<br>Murfreesboro, Tennessee 37129 | NEW OWNER | Map/Parcel<br><br>164060B20200CO, 164060B20300CO,<br>164060B20400CO, 164060B20500CO,<br>164060B20600CO, 164060B20700CO,<br>and 164060B20800CO |

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., a Tennessee corporation**, 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 202, 203, 204, 205, 206, 207, and 208 on the Plan of The Townhomes of Bradburn Village, Phase 2, Section 2, 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. 20190605-0053811, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Amber Lane Development, LLC by Deed dated July 28, 2017 and recorded 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 2020 a lien not yet due and payable; Right of Way Easement of record in Book 3644, page 317, Register's Office for Davidson County, Tennessee; Right of Way Easement of record in Book 3670, page 396, Register's Office for Davidson County, Tennessee; Supplemental Right of Way Agreement of record in Book 4579, page 913, Register's Office for Davidson County, Tennessee; Easements of record as referenced in Installment Deed of record in Book 5799, page 662, Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199, Register's Office for Davidson County, Tennessee; 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. 20180713-0068064, and Instrument No. 20180924-0094137, and 20190605-0053811, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Charter of The Townhomes of Bradburn Village Homeowners Association, Inc. of record in Instrument No. 20060823-0103546, Register's Office for Davidson County, Tennessee; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712, Register's Office for Davidson County, Tennessee; 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; Grant of Easement of record in Instrument No. 20170206-0012425, Register's Office for Davidson County, Tennessee; TVA Line and Pipeline Easement mentioned in Book 4728, page 63, Register's Office for Davidson County, Tennessee; Assignment of Developer's Rights Under Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, Register's Office for Davidson County, Tennessee; Restrictions of record in Instrument No. 20070817-0098536 and 20121109-0103796, Register's Office for Davidson County, Tennessee; and Access Utility & Drainage Easement of record in Instrument No. 20171229-0132505, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 794, 792, 790, 788, 786, 784 and 782 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.

Dated effective the 23rd day of December, 2019:

Amber Lane Development, LLC, a Tennessee limited liability company

By: _____
Austin B. Pennington, President

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 President (or other officer authorized to execute the instrument) of Amber Lane Development, LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as President.

Witness my hand, at office, this 23rd day of December, 2019.

My Commission Expires: 10/29/2023

_____
Notary Public

AMY T. NELSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023