Karen Johnson Davidson County
Batch# 402374 DEEDWARR
05/19/2020 07:20:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20200519-0051467

(1)

Send Tax Statements To:
New OWNER

This Instrument Prepared By/Return to:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Ole South Properties, Inc
262 Robert Rose Dr., #300
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map/Parcel: 164-4-C/64CO
164-4-C/101CO
164-4-C/106CO

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/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE**, has this day bargained and sold and does hereby transfer and convey unto **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION,** their successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Tract 1:

Being all of Lot No. 64 & 101, on the Final Plat of Hamilton Run Subdivision, Phase 2, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20190521-0047861, 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 / Craighead Joint Venture, a Tennessee Joint Venture, by deed from Giacchino Spiezio and wife, Elizabeth Spiezio, dated September 1, 2015, appearing of record in Instrument No. 20150910-0092100, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a Declaration of Covenants contained in instrument of record in Instrument No. 20190107-0001448; Easement for sanitary sewers and/or storm drainage, water main, pumps, and appurtenances contained in instrument of record in Instrument No. 20160802-0079381, Instrument No. 20180302-0020008, and in Instrument No. 20180312-0023073; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20160413- 0035292; Grant of Transmission Line Easement to the United States of America of record in Book 2336, page 541, and in Book 4441, page 754; Right of Way Easement granted in Davidson County, Tennessee of record in Book 2544, page 448; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record Instrument No. 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument No. 20190521-0047861; all of said Register's Office.

Tract 2:

Being all of Lot No. 106, on the Final Plat of Hamilton Run Subdivision, Phase 1, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20180510-0044934, and Surveyors Certificate of Correction of record in Instrument No. 20180516-0046576, 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 / Craighead Joint Venture, a Tennessee Joint Venture, by deed from Giacchino Spiezio and wife, Elizabeth Spiezio, dated September 1, 2015, appearing of record in Instrument No. 20150910-0092100, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a Declaration of Covenants contained in instrument of record in Instrument No. 20190107-0001448; Easement for sanitary sewers and/or storm drainage, water main, pumps, and appurtenances contained in instrument of record in Instrument No. 20160802-0079381, Instrument No. 20180302-0020008, and in

Instrument No. 20180312-0023073; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20160413- 0035292; Grant of Transmission Line Easement to the United States of America of record in Book 2336, page 541, and in Book 4441, page 754; Right of Way Easement granted in Davidson County, Tennessee of record in Book 2544, page 448; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record Instrument No. 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument No. 20180510-0044934, and Surveyors Certificate of Correction of record in Instrument No. 20180516-0046576; 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 **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION,** their successors 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 2020 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, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easement, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of April, 2020.

OLE SOUTH/CRAIGHEAD JOINT VENTURE,
a Tennessee Joint Venture

BY: _____
John D. Floyd, General Partner

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 **John D. Floyd,** 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 **General Partner** of **Ole South/Craighead Joint Venture, a Tennessee Joint Venture,** the bargainor, and that he as such **General Partner,** executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **General Partner.**

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 29th day of April, 2020.

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lindsay W. Walker
NOTARY PUBLIC My Commission Expires: 4/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, 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 the 29th day of April, 2020.

NOTARY PUBLIC
My Commission Expires: 4/18/21

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF TN
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **06/21/2020**
Commission #: **na**