(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:
Felopater Zakher
1581 Hamilton Cross Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 164 4 C 76CO

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, **FELOPATER ZAKHER AND NERMEN BOLES, HUSBAND AND WIFE,** 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 Antioch, and being described as follows, to-wit:

Being all of Lot No. 76, on the Final Plat of Hamilton Run Subdivision, Phase 2, A Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument Number 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 Properties, Inc., A Tennessee Corporation, by deed from Ole South/ Craighead Joint Venture, A Tennessee Joint Venture, dated January 28, 2020, appearing of record in Instrument Number 20200207-0014451, 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 Number 20190107-0001448; Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps, and Appurtenances contained in instrument of record in Instrument Number 20160802-0079381, Instrument Number 20180302-0020008, and in Instrument Number 20180312-0023073; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20160413-0035292; Grant of Transmission Line Easement to the United States of America of record in Book 2336, page 541, and 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 Number 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument Number 20190521-0047861; 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 **FELOPATER ZAKHER AND NERMEN BOLES, HUSBAND AND WIFE,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 431932 DEEDWARR
07/07/2020 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,034.75
20200707-0073082

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 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 17th day of June, 2020.

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 Antioch, Tennessee, this the 17th day of June, 2020.

_____
NOTARY PUBLIC
My Commission Expires: 8·14·20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $279,663.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Felofater Zacher

AFFIANT

SWORN to and subscribed before me,
this 17th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 8.16.20

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**