Karen Johnson Davidson County
Batch# 978666 DEEDWARR
03/09/2023 09:19:12 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20230309-0016947

Send Tax Statements T
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:
Unit C13 150-9-C/13CO
Unit C14 150-9-C/14CO
Unit C15 150-9-C/15CO
Unit C16 150-9-C/16CO

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:

Being all of Units C-13, C-14, C-15, and C-16, on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914 and in Instrument No. 20220816-0092952, 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 The Ridge at Antioch Limited Partnership, a Tennessee Limited Partnership, dated June 28, 2019, appearing of record in Instrument No. 20190701-0063743, 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. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914 and in Instrument No. 20220816-0092952; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210104-0000839; Easements or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey; Subject to the Gulf Interstate Gas Company Easement of record in Book 2244, page 13; Subject to the Colonial Pipeline Easement of record in Book 4607, page 484; Subject to the Easement to Columbia Gulf Transmission Company of record in Book 3463, page 126; Subject to the matters shown on Plan for Forest View Park South, including without limitation sewer easement of record in Plat Book 6900, pages 160 & 161; Subject to the easements retained in the Metropolitan County Council Bill 088-397, as recorded with Deed of record as Instrument No. 20121130-0109905; Subject to the Declaration of Covenants and Restrictions for Forest View Park South, of record in Book 7075, page 790 and corrected in Book 7079, page 424; Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20140505-0037955; Post Closing and Temporary Easement Agreement of record in Instrument No. 20160217-0014870; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160915-0097133; Easement Agreement of record in Instrument No. 20161104-0117206; and to any and all matters shown on said plat and survey of record in Instrument No. 20220131-0010914; 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 2023 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 23 day of February, 2023.

OLE SOUTH/CRAIGHEAD JOINT VENTURE,
a Tennessee Joint Venture

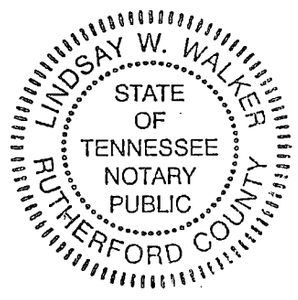
BY: _____
John D. Floyd, Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared, **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 Manager of Ole South/Craighead Joint Venture, the within named bargainor, a Tennessee Joint Venture, and that he, as Manager, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 23 day of February, 2023.

Lindsay W Walker
NOTARY PUBLIC
My Commission Expires: 3/15/25



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, 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 23 day of February, 2023.

Lindsay W Walker

NOTARY PUBLIC
My Commission Expires: 3/15/25

