This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL
ADDRESS NEW OWNER:

Daniel Sifuentes
8001 Anna Court
Greenbrier, TN 37073

Davidson County DEEDWARR
Recvd: 08/26/16 14:23 2 pgs
Fees:13.00 Taxes:592.00
20160826-0089694

MAP 07211019000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Don B. Cambron and wife, Diane T. Cambron** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Olympus Development LLC, a Tennessee Limited Liability Company**, a 40 % undivided interest and, **Daniel Sifuentes,** a 60% undivided interest, as tenants in common, hereinafter called the "GRANTEES", their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being the easterly 40 feet of Lot No. 47 on the Plan of Montgomery Heights, of record in Book 332, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Don B. Cambron and wife, Diane T. Cambron by deed from dated July 29, 1994, of record in Book 9422, page 77, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 332, page 47, said Register's Office.
Subject to a Joint Driveway Easement of record in Book 6838, page 441, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 1423 Otay St, Nashville, Tennessee 37206.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their 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 our hands this the 19th day of August, 2016.

Don B. Cambron

Diane T. Cambron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Don B. Cambron and wife, Diane T. Cambron**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2016.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES: JUNE 25, 2019

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of August, 2016.

NOTARY PUBLIC
My Commission Expires:

CHRISTIE J LANNOM TENNESSEE NOTARY PUBLIC My Comm Exp. June 9, 2020 COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

On this 25th day of AUGUST, 20 16, personally appeared before me, a notary public for this county and state, CHRISTIE J LANNOM, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am 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.