THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33240-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me this 14th day of October, 2016. Notary Public My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

WARRANTY DEED

Address New Owner: Brian Przepyszny 814 Olympic St. Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105 02 0 A 002 00CO

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, **Michael G. Shears Company, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Przepyszny, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 814 Olympic St., Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160091263 DEEDWARR
Recvd: 10/17/16 10:41 3 pgs
Fees:18.00 Taxes:1905.50
20161017-0109339

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of October, 2016.

Michael G. Shears Company, Inc.
a Tennessee corporation

BY: _____
Michael G. Shears, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, Kelly E. Cox of the state and county mentioned, personally appeared Michael G. Shears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president of Michael G. Shears Company, Inc., a Tennessee corporation, the within named bargainer, a corporation, and that such president, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of October, 2016.

_____
Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. "B", together with the appurtenant interest in the common elements of Olympic Corner, a horizontal property regime with private elements established by Declaration in Instrument No. 20150326-0026342, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Section One Hundred Edgehill Estates, as of record in Plat Book 4860, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael G. Shears Company, Inc., a Tennessee corporation, by deed dated April 3, 2015 from Lauren Alisa Roark, an unmarried woman, of record in Instrument No. 20150406-0029646, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Olympic Corner, of record in Instrument No. 20150326-0026342, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 4860, page 25, Register's Office for Davidson County, Tennessee.