WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/16 16:11 2 pgs
Fees:13.00 Taxes:632.70
20161028-0114436

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$171,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of October, 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Olympus Development, LLC	SAME	06111005000
8001 Anna Court		
Greenbrier, TN 37073-5509		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roosevelt Galloway**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olympus Development, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows: Being the northerly part of Lot No. 21 and the easterly 15 feet of the northerly part of Lot No. 22 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County, being Lot No. 1 on the unrecorded plan of Resubdivision of said Lot Nos. 21 and 22, described according to a survey made by Norris H. Hickerson, Surveyor, May 7, 1952, as follows: Beginning at the southwest corner of Virginia Avenue and Burrus Street (formerly Woodfin Avenue or Street); thence with the westerly margin of Burrus Street (formerly Woodfin Avenue or Street) southwardly 114 feet to the northeast corner of the property conveyed to John W. Doyle by Deed from Louis E. Gaines, et al., of record in Book 2088, Page 55, said Register's Office; thence with said Doyla's northerly line westwardly 105 feet to the corner of Lot Nos. 1 and 2 on the said unrecorded plan; thence with the line between said two lots northwardly 117 feet to the southerly margin of Virginia Avenue; thence with said Avenue eastwardly 105 feet to the beginning.

Being the same property conveyed to Roosevelt Galloway and wife, Wanda L. Galloway; and Curtis R. Galloway, single; and Debra K. Galloway, single from Richard R. Minchey and wife, Julia E. Minchey by Warranty Deed on December 31, 1984, of record in Book 6468, Page 485, Register's Office for Davidson County, Tennessee. The said Wanda L. Galloway having since died on June 15, 2016, leaving said property to Roosevelt Galloway by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **4007 Burrus Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 24, 2016.

Roosevelt Galloway
Roosevelt Galloway

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roosevelt Galloway** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 24, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.