WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111135 DEEDWARR
Recvd: 12/19/16 09:43 2 pgs
Fees:13.00 Taxes:407.00

20161219-0132687

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $110,000.00.

Affiant

Subscribed and sworn to before me this 30 day of Nov, 2016

Notary Public
My Commission Expires:
(Affix Seal)

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JANUARY 24, 2017

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
Lida MohammedKhan	New owner	13301022000
3403 Mays Street	9217 Sydney Lane	
Nashville, TN 37211	Brentwood, TN 37027	

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, **Olympus Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lida Mohammedkhan and Vala Bokharaei Kashi**, their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 442, on the Plan of Sunrise Heights, of record in Plat Book 421, Page 46, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Olympus Development, LLC by Warranty Deed from Robert S. Gregg and wife, Denise R. Gregg dated September 23, 2016, recorded in Instrument Number 20160926-0101166, Register's Office for Davidson County, Tennessee.

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 in the estimated amount of $870.46 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 13301022000, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3403 Mays Street, Nashville, TN 37211

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 November 30, 2016.

Olympus Development, LLC, a Tennessee limited liability company

By Devan McClish, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devan McClish,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized member of Olympus Development, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowedged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2016

My commission expires 5-24-19

Notary Public

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