BILL GARRETT, Davidson County
Trans:T20170003601 DEEDWARR
Recvd: 01/13/17 09:31 2 pgs
Fees:13.00 Taxes:212.75

20170113-0004100

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $57,500.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
OLYMPUS DEVELOPMENT, LLC 8001 Anna Court Greenbriar, TN 37073	NEW OWNER	092-09-0-204.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SARA JANE JONES,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **OLYMPUS DEVELOPMENT, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the remaining portion of Lot(s) 62, as shown on the map entitled W. R. Wilson Tract, West Nashville, Tennessee, of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to T. C. JONES AND WIFE, SARA JANE JONES, by deed from LAURA R. BATES (ONE IN THE SAME PERSON AS LAURA F. ROBINSON), of record in Book 9779, page 445, dated August 30, 1995, said Register's Office. The said T. C. Jones having since died, leaving Sara Jane Jones the surviving tenant by the entirety.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 3463, PAGE 353, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is unimproved property known as **0 37th Avenue North, Nashville, TN 37209.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Book 332, page 161; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20150811-0080144; All of record in the said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs 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 my hand this the 27th day of December, 2016.

Sara Jane Jones
SARA JANE JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARA JANE JONES,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of December, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016114909