Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014138 DEEDWARR
Recvd: 02/16/17 11:29 2 pgs
Fees:13.00 Taxes:462.50
20170216-0016023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Olympus Investments, LLC	New Owner	102-07-O-A-005.00co
P.O. Box 120415		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hostettler Realty, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olympus Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Apartment Unit No. K-9 of West Meade Condominiums n/k/a The Avenue Nashville West, Inc., Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Pages 415 and 418, Instrument No. 20120724-0065040 and as corrected by Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company by Deed dated November 22, 2013, from Jyotsna Parachuri, a married woman of record in Instrument No. 20131125-0120695, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. **Master Deed of West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Book 5923, page 704 and as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit of record in Instrument No. 20120817-0074026 and Appointment of Substitute Trustees of record in Instrument No. 20120307-0020068, Register's Office for Davidson County, Tennessee.**
2. **By-Laws of West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Book 5923, page 740, Register's Office for Davidson County, Tennessee.**
3. **Charter of West Meade Condominium association, Inc., (n/k/a/ The Avenue Nashville West, Inc.,) of record in Book 5918, page 953, said Register's Office.**
4. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4520, page 836, Register's Office for Davidson County, Tennessee.**
5. **Recreational Easement of record in Book 4552, page 507 and conveyed to West Meade Condominium Association, Inc., of record in Book 5923, page 769, said Register's Office.**
6. **Encroachment Easement of record in Book 6561, page 90, said Register's Office.**
7. **Agreement for Dedication of Easement for water mains and appurtenances of record in Book 8808, page 872, said Register's Office.**

8. **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as **6680 Charlotte Pike, Unit K9, Nashville, TN 37209**

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 heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 14th day of February, 2017.

Hostettler Realty, LLC, a Tennessee limited liability company

By: _____
Kristin Hostettler Laine, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kristin Hostettler Laine, as Authorized Agent** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Authorized Agent** of **Hostettler Realty, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kristin Hostettler Laine,** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **14th** day of **February, 2017.**

_____
Notary Public

My Commission Expires:_____



My Comm. Expires
Sept. 22, 2019