WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018042 DEEDWARR
Recvd: 03/02/17 09:59 2 pgs
Fees:13.00 Taxes:592.00
20170302-0020636

B-VRES-17-1044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stanley Hopp and Olympus Development, LLC	**New owner**	
(NAME)	(NAME)	**93-15-332.00**
8001 Anna Court		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANIE M. GRAY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STANLEY HOPP, A 60% UNDIVIDED INTEREST AND OLYMPUS DEVELOPMENT, LLC, A 40% UNDIVIDED INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 34 feet of Lot No. 3 on the plan of Pelham and Bercier's Subdivision of Lots 11 and 12, University Plan, as of record in Book 17, Page 460, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 3 fronts 34 feet on the easterly margin of Second Avenue South (formerly Market Street) and extends back between parallel lines 190 feet to an alley.

Being the same property conveyed to Janie M. Gray, married, by Special Warranty Deed from Sovran Mortgage Corporation, n/k/a NationsBanc Mortgage Corporation, recorded February 22, 1994 in Book 9255, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 17, Page 460, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1044 2nd Avenue South, Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 27th DAY OF FEBRUARY, 2017.

Janie M. Gray

Ivey L. Gray, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIE M. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IVEY L. GRAY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212