WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/17 11:13 2 pgs
Fees:13.00 Taxes:129.50
20170303-0021281

JULIE COOK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$35,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of February, 2017.

Notary Public
My Commission expires: 2-28-17
(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:
Devan McClish	SAME	071-02-0-045.00
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, **Kathleen Dynabursky, now known as Kathleen Dynabursky Moore**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olympus Development, LLC, a Tennessee limited liability company and Jennifer Ives,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 14 on the Plan of Scruggs subdivision of First Avondale, as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenn W. Moss, Sr., and wife, Joy P. Moss from Lois Morgan and husband James Morgan by Warranty Deed on May 13, 1977, of record in Book 5152, Page 899, Register's Office for Davidson County, Tennessee. Glenn W. Moss, Sr., having since died on September 10, 1997, leaving said property to Joy P. Moss by right of survivorship. The said Joy P. Moss having since died on April 1, 2008, leaving said property to Kathleen Primrose Moore Dynabursky, a devisee to the Last Will and Testament of record in Case No. 08P-677, Seventh Circuit Court 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 $124.19 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-02-0-045.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1208 Avondale Circle, Nashville, TN 37207**

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 February 28, 2017.

Kathleen Dynabursky Moore

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this February 28, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

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.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN