WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/17 11:14 2 pgs
Fees:13.00 Taxes:277.50
20170303-0021282

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00.

Affiant

Subscribed and sworn to before me this 28 day of February, 2017.

Notary Public
My Commission expires: 5-24-17
(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	09206039000
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, **J. Miller Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olympus Development, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of T. M. Steger's First Subdivision of the Old Barrow Place, not recorded.

Said Lot No. 9 and 10 front 40 feet, each on the southerly side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to J. Miller Enterprises, LLC, a Tennessee limited liability company from Elizabeth Gray, unmarried by Warranty Deed on August 18, 2014, of record in Instrument Number 20140819-0075239, 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 $124.19 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09206039000, which are not due until 10/1/2017.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2817 Clifton Avenue, Nashville, TN 37209**

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.

J. Miller Enterprises

By: Jeff Miller, authorized 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 Jeff Miller, to me known to be the person described and who upon oath acknowledged that he is the Authorized Member of J. Miller Enterprises, 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 acknowledged 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 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