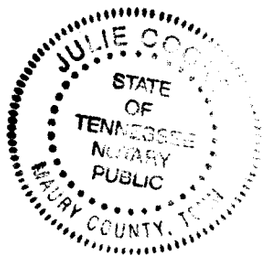
Davidson County DEEDWARR
Recvd: 03/08/17 10:03 2 pgs
Fees:13.00 Taxes:444.00
20170308-0022821

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 5-24-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Devan McClish	Same As New Owner	Map 92-4-168.0
(NAME)	(NAME)	
8001 Anna Courty		Parcel 168.00
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eat A Biscuit, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Olympus Development Group, LLC and Lilley Properties, LLC,** 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 Davidson County, Tennessee being Lot No. 6 on the Plan of Bainbridge's Resubdivision of certain lots in Thomas Harding Addition, as of record in Book 2330, page 164, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eat A Biscuit, LLC a Tennessee limited liability company by Quitclaim Deed from Rhonda Linginfelter, filed for record on December 4, 2013 in Instrument No. 20131205-0123914, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Rhonda Linginfelter by Special Warranty Deed from Household Financial Center, Inc., of record in Instrument No. 20131205-0123914, said Register's Office.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 912 14th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 my/our hands this 2nd day of March, 2017.

Eat A Biscuit, LLC

By: _____
Aileen McCormick, Chairman

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Aileen McCormick** 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 **Chairman of Eat A Biscuit, LLC,** the within named bargainor, a Tennessee limited liability company, and that as such Chairman (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Chairman.

WITNESS my hand and seal this 2nd day of March, 2017.

_____
Notary Public Robert L. Scruggs

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires:

File No.: 37545

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