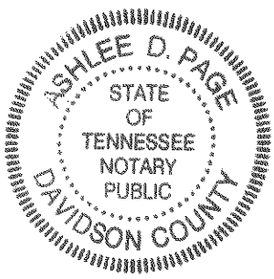
Prepared and Record and Return to:
Fearnley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/17 15:22 2 pgs
Fees:13.00 Taxes:133.20
20170316-0025991



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$36,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of March, 2017.

Notary Public
My Commission expires: 9-10-18

(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:
Santwon Townsend 105 Chesapeake Ct Nashville, TN 37207	SAME 209 Solness Ave Nashville, TN 37218	05010011100 & 05010007700

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, **Olympus Development Group, LLC,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Santwon Townsend**, his 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 57-A, and 57-B, Zone Lot Division, Lots 8, 11, 35-37, 54-62, Chesapeake Homes, Section 3, as of record in Book 5200, Page 770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Olympus Development Group, LLC, by Warranty Deed from William H. McDonald and Hildia M. McDonald dated February 28, 2017 record in Instrument Number 20170303-0021229 (57-A) and Instrument Number 20170303-0021228 (57-B), 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 $78.48 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 05010007700, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 770, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 & 107 Chesapeake Court, 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 March 14, 2017.

OLYMPUS DEVELOPMENT GROUP, LLC

Devan McClish

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devan McClish,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member of Olympus Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company and that as such authorized member, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and Official Seal at office this March 14, 2017

My commission expires 5-24-19

Notary Public

JULIE COGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019