WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/17 14:51 3 pgs
Fees:18.00 Taxes:2867.50
20170321-0027610

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
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, **$775,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 17th day of February, 2017

Julie Coone
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:
OLYMPUS RENTALS LLC	SAME	04216009400
8001 ANNA COURT		& 04216009300
GREENBRIER, TN 37073		

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, **Jerry C. Harlan and Wanda Harlan** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **OLYMPUS RENTALS LLC, A TENNESSEE LIMITED LIABILITLY COMPANY**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1: 202 WOODRUFF STREET MADISON, TN 37115. MAP & PARCEL 04216009400

Land in Davidson County, Tennessee, being a part of Lot No. 33 on the Plan of Douglas Levine Subdivision, of record in Plat Book 547, Page 44, Register's Office for said County, described as follows:

Beginning at a point on the north margin of Woodruff Street at the southwest corner of the property conveyed to Firestone Tire and Rubber Company of record in Book 3315, Page 413, Register's Office for said County; thence along the north margin of Woodruff Street N 75° 45' West 151.6 feet to a common corner of Lots 33 and 40 of said Douglas-Levine Subdivision; thence along the common line of said Lots 33 and 40 N 14° 04' East 100 feet; thence along the common line of Lots 33 and 34 of said subdivisions S 75° East 151.6 feet to the northwest corner of the property conveyed to Firestone Company as above mentioned; thence S 14° 04' West 100 feet to the point of beginning.

Being the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan from Homer E. Chance and Randy E. Chance by Warranty Deed on December 28, 1989, of record in Book 8016, Page 305, Register's Office for Davidson County, Tennessee. Further conveyed to Dunklin Murrey from Jerry C. Harlan and Wanda G. Harlan by Quitclaim Deed on May 21, 1997, of record in Book 10464, Page 602, Register's Office for Davidson County, Tennessee. Further conveyed to Jerry C. Harlan from Dunklin Murrey, an unmarried person by Quitclaim Deed on January 25, 2002, of record in Instrument Number 20020128-0011379, Register's Office for Davidson County, Tennessee.

TRACT 2: 204 WOODRUFF STREET MADISON, TN 37115. MAP & PARCEL 04216009300

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot Nos. 40 and 41 on the Plan of Douglas Levine Subdivision, Madison, Tennessee, of record in Book 547, Page 44, Register's Office for said County.

Said part of Lot Nos. 40 and 41 front 100 feet on the northerly side of Woodruff Street runs back between parallel lines 200 feet to the southerly line of Lot No. 42.

Being the same property conveyed to Scott Rudolph and wife, Cherie Rudolph d/b/a Rudolph Rental from Kenneth D. Garner and wife, Peggy Garner by Deed on December 4, 1995, of record in Book 9896, Page 527, Register's Office for Davidson County, Tennessee. Further conveyed to Jerry Harlan and wife, Wanda Harlan from Scott Rudolph and wife, Cherie Rudolph d/b/a Rudolph Rental by Quitclaim Deed on June 3, 2002, of record in Instrument Number 20020605-0068246, Register's Office for Davidson County, Tennessee. Jerry Harland and Jerry C. Harlan one and the same person.

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 $2,261.79 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 04216009400, which are not due until 10/1/2017.

- Taxes and assessments for the year 2017 in the estimated amount of $2,403.06 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 04216009300, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.
- 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: **202 Woodruff Street, Madison, TN 37115**

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 17, 2017.

Jerry C. Harlan
Jerry C. Harlan

Wanda Harlan
Wanda Harlan

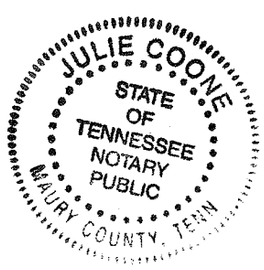
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry C. Harlan and Wanda Harlan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 17, 2017

My commission expires 5-24-17

Julie Coone
Notary Public



- Subject to Deed of Trust of record in Instrument Number 20080707-0069873, Assignment of Rents in Instrument Number 20080707-0069874, Modifications in Instrument Numbers 20100105-0000876 and 20140902-0080068, Register's Office for Davidson County, Tennessee.
- Subject to Deed of Trust, of record in Instrument Number 20020605-0068247, Assignment of Rents in Instrument Number 20020605-0068248, Modifications in 20140902-0080065; 2010015-0000880; 20080702-0068168 and 20050603-0063195, Register's Office for Davidson County, Tennessee.

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
RUTHERFORD COUNTY, TENN.