WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$120,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 15th day of September, 2017.

Notary Public
My Commission expires: 5-3-2021

(Affix Seal)

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

Bill Garrett Davidson County
Batch# 726 DEEDWARR
09/14/2017 09:39:30 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20170914-0093858

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	13615002100
8001 Anna Court		
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, **The Patrick Grace Group, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olympus Development, LLC**, 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. 98 on the Plan of Section I, Harbour Town Village of record in Book 4675, Pages 3 and 4, Register's Office for said County.

Being the same property conveyed to The Patrick Grace Group, Inc. by Warranty Deed from Clarence J. Stevenson, Individually and Tiffany Stevenson n/k/a as Tiffany Stevenson Kincaid, as Conservator of the Estate of Sandra Stevenson, a ward, dated Setpember 1, 2017, of record in Instrument Number 20170908-0092261 **, 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 $1,471.08 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 13615002100, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4931, Page 667 and Book 4806, Page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3037 Runabout Drive, Nashville, TN 37217**

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 September 1, 2017.

The Patrick Grace Group, Inc.

By: _____
Martin Stevens, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Martin Stevens, 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 President of The Patrick Grace Group, Inc, the within named barainor, a Tennessee Corporation and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and Official Seal at office this September 1, 2017

My commission expires 5-3-2021

_____
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.

_____ My commission expires: 5-3-2021
Notary's Signature

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