WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$338,500.00.**

Affiant

Subscribed and sworn to before me this 18TH day of SEPTEMBER 2017.

Notary Public
My Commission expires:

(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:
Andrew Leuthold	~~SAME~~ CUC 7 & M BANK	06111005000
4007 Burrus Street	50 FRANKLIN STREET	
Nashville, TN 37216	CLARKSVILLE, TN 37040	

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 LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto ANDREW CRAIG **Leuthold and Nicole Leuthold**, husband and wife, 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, described as follows: Being the northerly part of Lot No. 21 and the easterly 15 feet of the northerly part of Lot No. 22 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County, being Lot No. 1 on the unrecorded plan of Resubdivision of said Lot Nos. 21 and 22, described according to a survey made by Norris H. Hickerson, Surveyor, May 7, 1952, as follows: Beginning at the southwest corner of Virginia Avenue and Burrus Street (formerly Woodfin Avenue or Street); thence with the westerly margin of Burrus Street (formerly Woodfin Avenue or Street) southwardly 114 feet to the northeast corner of the property conveyed to John W. Doyle by Deed from Louis E. Gaines, et al., of record in Book 2088, Page 55, said Register's Office; thence with said Doyla's northerly line westwardly 105 feet to the corner of Lot Nos. 1 and 2 on the said unrecorded plan; thence with the line between said two lots northwardly 117 feet to the southerly margin of Virginia Avenue; thence with said Avenue eastwardly 105 feet to the beginning.

Being the same property conveyed to Olympus Development, LLC, a Tennessee limited liability company, from Roosevelt Galloway, by deed on October 24, 2016, of record in Instrument Number 20161028-0114436, 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 $1,930.59 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06111005000, which are not due until 10/1/2016.
- 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: **4007 Burrus Street, Nashville, TN 37216**

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.

Bill Garrett Davidson County
Batch# 2404 **DEEDWARR**
09/19/2017 03:34:37 PM 2 pgs
Fees: $13.00 Taxes: $1,252.45
20170919-0096076

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 14, 2017.

Olympus Development LLC

By Devan McClish
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 authorized member (or other officer authorized to execute the instrument) **OLYMPUS DEVELOPMENT, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

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

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY