WARRANTY DEED

Bill Garrett Davidson County
Batch# 6256 DEEDWARR
10/02/2017 09:32:30 AM 2 pgs
Fees: $13.00 Taxes: $628.63
20171002-0100291

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,900.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 29th day of September 2017

Notary Public
My Commission expires: 11-6-17
(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:
Maria J. Cortez	Pinnacle Bank	13615002100
3644 Anderson Road	150 3rd Ave S. #900	
Nashville, TN 37217	Nashville, TN 37201	

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maria J. Cortez**, a married woman, her 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, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Olympus Development Group, LLC by Warranty Deed from The Patrick Grace Group dated September 1, 2017 of record in Instrument Number 20170914-0093858, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Patrick Grace Group by Warranty Deed from Clarence J. Stevenson and Tiffany Stevenson Kincaid , Conservator for the Estate of Sandra Stevenson dated September 1, 2017 of record in Instrument Number 20170908-0092261, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Clarence J. Stevenson and Sandra Stevenson by Warranty Deed from Federal Deposit Insurance Corporation, as liquidator of The Hamilton National Bank, Chattanooga, Tennessee by Tennessee Limited Warranty Deed on May 13, 1980, of record in Book 5620, Page 352, 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 and subsequent years a lien, but not yet due and payable.
- 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 26, 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 seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 5-3-2021

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.

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

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