30003-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 9573 DEEDWARR
10/09/2017 10:32:05 AM 2 pgs
Fees: $13.00 Taxes: $1,722.35

20171009-0103199

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$465,500.00**

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2017.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tim Olszewski and Nicole Olszewski	**Quicken Loans, Inc.**	**091-07-0-383.00**
5220 Pennsylvania Avenue	**635 Woodward Avenue**	
Nashville, TN 37209	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katie Mehaffey and Brad Mehaffey, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Olszewski and Timothy Olszewski, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1201 of Block No. 39 on the Plan of Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Katie Elliston, unmarried and Brad Mehaffey, unmarried by Deed dated June 1, 2015 from Regal Homes Co., a Tennessee corporation, of record in Instrument No. 20150619-0058743 and further by Deed of Correction dated August 15, 2016 to Katie Mehaffey f/k/a Katie Elliston and Brad Mehaffey, wife and husband from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20160816-0085506, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:

(1) The Plan of record as shown in Plat Book 57, Page 172, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Notice of Completion dated May 6, 2015, of record in Instrument No. 20150506-0041569, said Register's Office.

(3) Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable

This is improved property, known as **5220 Pennsylvania Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this **6th** day of **October, 2017.**

Katie Mehaffey

Brad Mehaffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Katie Mehaffey and Brad Mehaffey,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **October, 2017.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21