WARRANTY DEED

Bill Garrett Davidson County
Batch# 21179 DEEDWARR
11/02/2017 11:01:15 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20171102-0112536

JULIE COONE 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, $380,000.00

Affiant

Subscribed and sworn to before me this 2nd day of October, 2017.

Notary Public
My Commission expires: 5-3-2021
(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:
Mary Angela Messer	new owner	071-15-0-151.00
1330 Pennock Avenue		
Nashville, TN 37207		

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 Cecil Messer and Mary Angela Messer, 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, being Lot Nos. 300 and 301 on the Plan of Highland Land Company Subdivision, as of record in Book 421, Page 14, 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 the same property conveyed to Olympus Development, LLC, a Tennessee limited liability company, from Stephen F. Meade, by deed on March 7, 2017, of record in Instrument Number 20170321-0027613, 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 2018 for County and subsequent years,
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1330 Pennock Avenue, Nashville, TN 37206**

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 27, 2017.

Olympus Development, LLC

By Devan McClish

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
DAVIDSON COUNTY