Bill Garrett Davidson County
Batch# 44101 DEEDWARR
01/03/2018 03:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180103-0001101

WARRANTY DEED

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, **$300,000.00.**

Lee Ann Maloney
Affiant

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

Julie Coone
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:
Stanley Hopp 923D Gale Lane Nashville, TN 37204	SAME	094-16-0-027.00

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 **Stanley Hopp and Torque Development Group, 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 part of the undeveloped portion of property shown on the Plan of Spence Circle, of record in Book 1424, Page 62, Register's Office for said County, and being more particularly described as follows, to-wit:

Beginning at a point 210 feet South 86° East of the northeasterly margin of Lot 27 shown on the said plan in Book 1424, Page 62, said point being the northeasterly corner of Lot No. 30 shown on the Plan of Spence Circle, First Addition, of record in Book 1835, Page 43, said Register's Office; thence South 2° 7' West 233.84 feet, along the easterly line of said Lot No. 30, to the Southeast corner of said Lot No. 30; thence southwardly 50 feet, more or less, across Spence court to the northeasterly corner of Lot No. 31 on the said plan of record in Book 1835, Page 431; thence South 2° 7' West 159 feet, along the easterly line of said Lot No. 31, to the Southeast corner of said Lot No. 31; thence North 86° 34' West 70 feet, along the southerly line of said Lot No. 31, to the Southwest corner of said Lot No. 31, being also the Southeast corner of Lot No. 17 on the plan in Book 1424, Page 62; thence South 2° 5' West 145 feet, along the westerly lines of Lot Nos. 18 and 19 on the Plan of record Book 1424, Page 62, to the Southeast corner of said Lot No. 19, being also the the Northwest corner of Lot No. 32 on the Plan of Spence Circle, Section Two, of record in Book 1835, Page 46; thence South 85° 30' 28" East 246.39 feet, along the northerly lines of Lot Nos. 32.33, 34 and 36 on the plan in Book 1835, Page 46, to the northeasterly corner of said Lot No. 35; thence North 3° 44' East 418.08 feet to a point; thence South 87° 13' East 214.16 feet to a point; thence North 13° 54' West 180.68 feet to a point; thence North 86° 35' West 349.8 feet to the point of beginning.

Being the same property conveyed to Olympus Development, LLC, a Tennessee limited liability company from John Sneed Jones, Trustee of The Jones Living Trust u/a/d November 19, 1998, of record in Instrument Number 20170703-0066931, 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 in the estimated amount of $456.69 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09416002700, which are not due until 10/1/2018.
- 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: **0 Spence Court, Nashville, TN 37210**

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 December 22, 2017.

Olympus Development, LLC

By Debra 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 Debra McClish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself 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

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.