WARRANTY DEED

Bill Garrett Davidson County
Batch# 103035 DEEDWARR
06/11/2018 12:41:28 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180611-0055810

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$365,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2018

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:
Alexander J. Radomsky	New owner	072113I00200CO
1423-B Otay Street		
Nashville, TN 37216		

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, a 40% undivided interest and Daniel Sifuentes, a 60% undivided interest, as tenants in common**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alexander J. Radomsky and Samra Radomsky, 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 Unit "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 1423 OTAY STREET, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 1423 OTAY STREET, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements of record as Instrument Number 20161021-0111727, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20161021-0111727, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Olympus Development LLC, a Tennessee Limited Liability Company, a 40% undivided interest and , Daniel Sifuentes, a 60% undivided interest, as tenants in common from Don B. Cambron and wife, Diane T. Cambron by Warranty Deed on August 19, 2016, of record in Instrument Number 20160826-0089694, 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 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20161021-0111727, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 332, Page 47 and Instrument Number 20161021-0111727, Register's Office for Davidson County, Tennessee.
- This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20161021-0111727, Register's Office for Davidson County, Tennessee.

- Easement of record in Book 6838, Page 441, Register's Office for Davidson County, Tennessee.
- Pending disbursement of the full proceeds of the loan secured by the mortgage described is Schedule A, this Policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defects, liens or encumbrances on the title, up to the face amount of the Policy. Nothing contained in this paragraph limits any exception or any printed provision of this Policy

This is improved property known as: **1423-B Otay 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.

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 June 4, 2018.

Daniel Sifuentes

Daniel Sifuentes
By: Devan McClish, Attorney in Fact

OLYMPUS DEVELOPMENT, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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.

JULIE COOME STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 5-3-2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Devan McClish, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Daniel Sifeuntes, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Daniel Sifuentes, the bargainor(s), by the said Devan McClish, as Attorney-in-Fact.

WITNESS my hand and seal, this 4th day of June, 2018.

JULIE COOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 5-3-2021