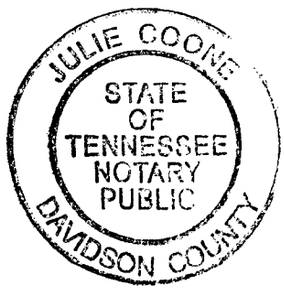
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00** .

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY 2018.

Julie Coone
Notary Public

MY COMMISSION EXPIRES: . 5-3-2021
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 114798 DEEDWARR
07/11/2018 01:09:30 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20180711-0067031

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olympus Development, LLC	**Same as Owner**	**81-15-0-46.00**
(NAME)	(NAME)	
8001 Anna Court		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073-5509		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PATRICIA C. BAILEY, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLYMPUS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 the westerly 41 feet front and 40 feet rear of Lot No. 23 on the Plan of George Shields' First Addition to North Nashville, as of record in Book 57, page 62, Register's Office for said County.

Said part of Lot No. 23 fronts 41 feet on the northerly side of Scovel Street and run back between lines 140 feet to an alley, measuring 40 feet thereon.

Being the same property conveyed to Patricia C. Bailey, by Quitclaim Deed, from Edward Earl Clayton, executed April 17, 1986, and recorded April 27, 2007, of record in Instrument Number 20070427-0050524, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument Number 201807110067030, said Register's Office. The said Patricia Christman Clayton is now known as Patricia C. Bailey.

unimproved ☐
This is improved ☒ property, known as **2108 Scovel Street** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37208** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 57, page 62, said Register's Office.

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, their heirs and assigns forever; and we do covenant with 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.

The property herein conveyed is not the primary residence of the grantor, her spouse or dependents.

Witness my hand this 5th day of July 2018.

Patricia C. ~~Bailey~~

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Patricia C. Bailey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of July 2018.

Commission expires: 05/30/2021

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

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

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My commission expires: 5-3-2021