WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zach and Mary Ventures, LLC	Zach and Mary Ventures, LLC	187-05-0-a-067.00CO
(NAME)	(NAME)	Bill Garrett Davidson County
9710 Mountain Ash Ct.	9710 Mountain Ash Ct.	Batch# 115295 **DEEDWARR**
(ADDRESS)	(ADDRESS)	07/12/2018 09:16:41 AM 2 pgs
Brentwood, TN 37027	Brentwood, TN 37027	Fees: $13.00 Taxes: $925.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180712-0067388

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Riley Olson, an unmarried woman and Teresa Olson, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Zach and Mary Ventures, LLC*** hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: *a Tennessee Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 67, on the Final Plat of Burkitt Springs, Phase 2, of record in Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Riley Olson, an unmarried woman and Teresa Olson, a married woman by Warranty Deed dated 05/27/2016 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160531-0054463, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 20150205-0011089, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument 201401100002949, as amended of record in Instrument 201509080091208, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 746 Westcott Ln., Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 9th day of July, 2018.

Riley Olson

Teresa Olson by Riley Olson her atty in fact

State of Michigan
County of Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Riley Olson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of July, 2018.

Notary Public
My Commission Expires: 2-16-24

Lauren McKay
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Feb. 16, 2024
Acting in the County of Oakland

State of Michigan
County of Oakland

On this 9th day of July, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Riley Olson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Teresa Olson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 2-16-24

Lauren McKay
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Feb. 16, 2024
Acting in the County of Oakland

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

*20180712-0067387