Bill Garrett Davidson County
Batch# 120471 DEEDWARR
07/25/2018 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20180725-0072432

31013-5 Box 14

WARRANTY DEED

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

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 24th day of July, 2018.

Notary Public

My commission expires: 8/11/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Olympus Development Group, GP	**"New Owner(s)"**	**105-040-068.00**
2839 Scenic Dr.		
Clarksville, TN 37043		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Aaron Sparkman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olympus Development Group, GP, a Tennessee general partnership

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 situated in the 17th Council District of Davidson County, Nashville, Tennessee, being land conveyed by Warranty Deed to Aaron Sparkman, of record in Instrument Number 20110104-0000936, in the Register's Office for Davidson County (R.O.D.C., TN), said land also being lot number 451 on the Plan of Maury and Claiborne Addition to South Nashville, of record in Book 21, Pages 84 and 85, R.O.D.C.,TN and a 25 foot strip of a former portion of an unnamed right-of-way, all of which being more particularly described as follows: Commencing at the approximate centerline intersection of Perkins Street and Lincoln Street, thence in a southeasterly direction 36 feet to a capped iron rod set, said rod being the northwesterly corner of the herein described land and the point of beginning; Thence along the southerly margin of Perkins Street, South 81 degrees, 49 minutes, 08 seconds East, a distance of 105.83 feet to a capped iron rod set, said rod being the northwesterly corner of land conveyed to Hani Monsour, or record in Instrument Number 20180626-0061525, R.O.D.C., TN; thence along the lot line, South 15 degrees, 30 minutes, 27 seconds West, a distance of 152.11 feet to a capped iron rod set along the northerly margin of Hubbard Street; thence leaving said lot line and along said margin, North 82 degrees, 04 minutes, 20 seconds West, a distance of 69.67 feet to a capped iron rod set along the easterly margin of Lincoln Street; thence along said margin, North 01 degrees, 51 minutes, 13 seconds East, a distance of 152.10 feet to the point of beginning, having an area of 13,251.6 square feet, 0.30 acres of land. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on July 18th, 2018 and is based on survey work conducted by Dale and Associates under Project Number 18115.

BEING the same property conveyed to Aaron Sparkman, unmarried, by Deed from Linda Mosley, as Successor Trustee of the Billie W. Rickles Family Trust, of record in Instrument No. 20110104-0000936, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 21, Pages 84 and 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Right of Way of Perkins Street to Lincoln Avenue and an alley.

(3) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **31 Perkins Street, Nashville, TN 37210**

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 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.

Witness my/our hand(s) this **24th** day of **July, 2018.**

Aaron Sparkman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Aaron Sparkman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2018.**

Notary Public

JOHN T. COUCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Nicki Rushing, 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 Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nicki Rushing, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

