WARRANTY DEED

Bill Garrett Davidson County
Batch# 124999 DEEDWARR
08/06/2018 03:24:27 PM 2 pgs
Fees: $13.00 Taxes: $529.10

20180806-0077234

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$143,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of AUGUST, 2018

Carmen Coats

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:
Sarah Randolph	NEW OWNER	08115046000
4117 HILLSBORO PK. #103-315		
NASHVILLE, TN 37215		

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 **Sarah Randolph, an unmarried woman and Clark Finley, a married man**, 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 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 Olympus Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Patricia C.Bailey, a married woman on July 5, 2018, of record in Instrument Number 20180711-0067031, 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 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 62, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2108 Scovel Street, Nashville, TN 37208**

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 August 1, 2018.

Olympus Development Group LLC

By: Devan McClish, 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 the authorized member (or other officer authorized to execute the instrument) of Olympus Development, LLC, the within named bargainor, a limited liability company, and that such member / officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as authorized member(or other authorized officer).
Witness my hand, at office, this 1st day of August 2018.

Notary Public

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY