WARRANTY DEED

Bill Garrett Davidson County
Batch# 131780 DEEDWARR
08/21/2018 03:17:30 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180821-0082958

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$305,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of August, 2018.

Notary Public
My Commission expires: 7/8/19
(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:
Debra McClish	Meridian Capital Group, LLC	07215024100
8001 Anna Court	5115 Maryland Way	
Greenbrier, TN 37073-5509	Brentwood, TN 37027	

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, **Patricia Douglas and William Douglas, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Olympus Development, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lots 30 and 31 of the ESTES SUBDIVISION, recorded in Book 843, Page 39 of the Register's Office of Davidson County, Tennessee, fronting together 50 feet on each on the south side of Porter Road and running back each 150 feet to a dead line and each measuring 50 feet on said dead line.

Being the same property conveyed to Patricia A. Brown, unmarried from Lechlan A. McBane and wife, Cheryl B. McBane by Warranty Deed on December 8, 1998, of record in Book 11247, Page 590, Register's Office for Davidson County, Tennessee. Further conveyed to Patricia Douglas and William Douglas, wife and husband from Patricia A. Douglas, f/k/a Patricia A. Brown, a married woman, joined by her spouse, William Douglas by Quitclaim Deed on April 19, 2006, of record in Instrument Number 20060509-0053944, 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, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1605 Porter Road, Nashville, TN 37206**

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 16, 2018.

William L Douglas Sr.
William Douglas

Patricia Douglas
Patricia Douglas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia Douglas and William Douglas,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16, 2018

My commission expires 5.3.2021

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Julie Coone
Notary's Signature

JULIE COONE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5.3.2021