Karen Y Johnson Davidson County
Batch# 162256 DEEDWARR
11/19/2018 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20181119-0113622

WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-20-19

(AFFIX SEAL)

JESSICA SPARKS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olympus Development LLC	New Owner	
(NAME)	(NAME)	08107034400
8001 Anna Ct		
(ADDRESS)	(ADDRESS)	
Greenbrier TN 37073		
(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, **Triashun Collier, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olympus Development LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Landin Davidson County, Tennessee, being Lot No. 91 on the Plan of Cephas Woodard Subdivision of record in Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1903 12th Avenue North, Nashville, TN 37203

Being the same property conveyed to Triashun Collier by virtue of that certain Special Warranty Deed dated September 28, 2018, and being of record at Instrument No. 20181004-0098771 and 20181003-0098226 in the amount of 24,200.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to The Dexter Group Trust c/o Wilmington Savings Fund Society, FSB as Trustee by virtue of Special Warranty Deed dated February 27, 2017 at Instrument No. 20170503-0043841 in the amount of $17,043.92 in the said Register's Office.

Being the same property previously conveyed to SG Capital Partners, LLC by virtue of Quit Claim Deed dated December 8, 2015 at Instrument No. 20160128-0008510 in the said Register's Office.

Cleveland Collier joins in this conveyance to convey any and all marital rights he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1903 12th Ave N Nashville, TN 37203
(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 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.

Witness my hand this 8th day of November, 2018.

Triashun Collier

Cleveland Collier

STATE OF Kentucky
COUNTY OF Hardin

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Triashun Collier and Cleveland Collier** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of November, 2018.

Notary Public

My Commission Expires: 9-17-19

BERNICE WEST
Notary Public - State at Large
State of Kentucky
Notary ID # 539868
My Commission Expires Sep. 17, 2019

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY