This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191891

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$281,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of July, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 265197 DEEDWARR
08/01/2019 11:17:51 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70

20190801-0076048

BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 2019, among:

DENNIS MCGRATH

UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Olympus Development Group, LLC

A Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis McGrath, unmarried by Warranty deed from Gay Timon, Administratrix CTA of The Estate of Nellie E. Wiles of record in Instrument No. 20120405-0029406 Register's Office for Davidson County, Tennessee, dated April 02, 2012 and recorded on April 05, 2012.

Being the same property conveyed to Dennis McGrath by Quit Claim deed from Gay Timon, Individually and Gay Timon,, Trustee of The Nellie E. Wiles Irrevocable Trust of record in Instrument No. 20120405-0029407 Register's Office for Davidson County, Tennessee, dated April 02, 2012 and recorded on April 05, 2012.

Being also known as 2301 Shadow Lane Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

D McGrath

Dennis McGrath

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dennis McGrath, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of July, 2019.

Notary Public
My Commission Expires: ~~September~~ 7, 2020

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:
Olympus Development Group LLC
Name: ~~Music City Holdings, LLC~~
Address: 2301 Shadow Lane
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:
Name: ~~Music City Holdings, LLC~~
Address: ~~2301 Shadow Lane~~
City, State, Zip: ~~Nashville, TN 37216~~

TO ~~Frevecca Avenue Holdings, LLC~~
~~1311 Woodland St, Ste B~~
~~Nashville, TN 37206~~

Tax ID: 073-05-0-115.00

Mail TO: Olympus Development Group LLC
2839 Scenic Drive
Clarksville, TN 37043