Karen Johnson Davidson County
Batch# 336554 DEEDWARR
12/31/2019 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $976.80
20191231-0134655

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Taylor Anderson
Affiant

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 27th day of December, 2019.

Julie Coone
Notary Public
My commission expires: 6-28-2023

07-1912-87092

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Olympus Development, LLC 1828 Hermosa Street Nashville TN 37208	Olympus Development 5001 Anna Court Greenbrier, TN 37073	092-03-0-B-007.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel W. Balog, an umarried man and Kerry A. Balog, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Olympus Development, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 7, on the Plan of Dominion Townhomes, Phase II, a horizontal property regime with private elements established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20060315-0029988 as amended in Instrument No. 20090420-0035492, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration of Covenants, Conditions, and Restrictions.

Being the same property conveyed to Daniel W. Balog and wife, Kerry A. Balog by deed from Khira J. Turner and Julian Jobe, tenants in common, dated April 30, 2009, recorded May 7, 2009, of record in Instrument No. 20090507-0042006, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as **1828 Hermosa Street, Nashville, TN 37208.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of December, 2019.

Daniel W. Balog

Kerry A. Balog

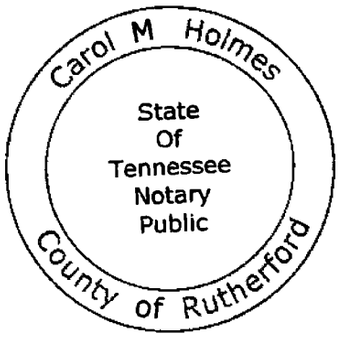
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel W. Balog and Kerry A. Balog**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of December, 2019.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20



True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

