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Name and Address of New Owner:
Renee Cutaia Olson and Matthew David Olson
205 Desoto Drive
Nashville, TN 37210

Send Tax Statements To:
MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL ROAD
INDIAN LAND, SC 29707

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20010110

Map and Parcel: 119-02-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kepley Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Matthew David Olson and Renee Cutaia Olson, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Lot No. 48 on the Plan of Mertie Milwee, including the Resubdivision of Parcels "A" and "B" as recorded in Crescent Heights of record in Book 2331, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 48 fronts 10 feet on South Side of Desoto Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to James H. London and wife Virginia E. London by Warranty Deed from James Cleveland Wade and wife, Betty Jane Wade of record in Book 3430, page 594, Register's Office for Davidson County, Tennessee, dated August 16, 1962 and recorded on August 27, 1962.The said James H. London and Virginia E. London were Deceased.Being the same property conveyed to Earl M. Davis and Nickie L. Tice, by Quitclaim Deed from Virginia E. London dated August 29, 2007, of record in Instrument Number 20070830-0104320, and Scriveners Affidavit recorded in Instrument Number 20080229-0020112, Register's Office for Davidson County, Tennessee, dated August 29, 2007 and recorded on August 30, 2007.Being the same property conveyed to Earl M. Davis, by Quitclaim Deed from Nickie L. Tice, of record in Instrument No. 20190214-0013868, Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 14, 2019. Being the same property conveyed to Steven Howell and Teresa Howell, a married couple by Warranty Deed from Earl M. Davis, a married man of record in Instrument No. 20190705-0065445 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 05, 2019. Being the same property conveyed to Kepley Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Steve Howell and Teresa Howell, husband and wife of record in Instrument No. 20190909-0090918 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 09, 2019.

This conveyance is subject to the following Subject to all matters shown on the Plan of record in Book 2331, Page 117; Restrictions of record in Book 1787, Page 403, Book 2499, Page 289, and Book 2503, Page 99, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 362945 DEEDWARR
02/25/2020 01:18:49 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20200225-0020953

This is improved property known as: 205 Desoto Drive, Nashville, TN 37210

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 assigns, 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 our hand this 19th day of February, 2020.

Kepley Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Christopher Kepley, Chief Manager

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Kepley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Chief Manager of Kepley Properties, LLC and that he/she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as Chief Manager.

Witness my hand and seal this 19 of Feb., 2020.

_____
Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 19th day of February, 2020.

_____
Notary Public
My Commission Expires: 3/8/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
POSTON-WILLIAMS