Name and Address of New Owner:
Paul Bradley Harper
1828 Hermosa Street
Nashville, TN 37208

Send Tax Bills To:
Paul Bradley Harper

_____
_____
_____

Karen Johnson Davidson County
Batch# 373599 DEEDWARR
03/17/2020 10:22:32 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200317-0029363

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 092-03-0B-007.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Olympus Development LLC, a Tennessee Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul Bradley Harper, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Unit No. 7 as shown on the map entitled the Dominion Townhomes, Phase II, of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions in Instrument Number 20060315-0029988, amended in Instrument Number 20090420-0035492, Register's Office for Davidson County, Tennessee. 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 Olympus Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Daniel W. Balog, an unmarried man and Kerry A. Balog, an unmarried woman, dated December 27, 2019 of record in Instrument Number 20191231-0134655, 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 2020 and subsequent years.

Subject to all terms, provisions, covenants, conditions restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20060315-0029988, amended in Instrument Number 20090420-0035492, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status of national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

IMPROVED PROPERTY KNOWN AS: 1828 HERMOSA STREET, NASHVILLE, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of March, 2020.

Olympus Development LLC

By: _____(SEAL)
Devan McClish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2020, before me personally appeared Devan McClish of Olympus Development LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he as President of Olympus Development, LLC, a Tennessee Limited Liability Company, is authorized as such President to execute the foregoing instrument for the purpsose therein contained, by signing the name of the company by such person as the President.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand, at office, this 13th day of March, 2020.

_____
Notary Signature
My commission expires: 6-28-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
13th day of March, 2020.

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 12/1/2020
File No. 2020-65