Karen Johnson Davidson County
Batch# 515627 DEEDWARR
11/12/2020 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $311.70
20201112-0133782

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

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Spartan Properties, LLC 1632 Robindale Drive Hermitage, TN 37076	Spartan Properties, LLC 1632 Robindale Drive Hermitage, TN 37076	061-12-0-128

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, **Leslie Olivier, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Spartan Properties, LLC, a Michigan Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the map of Eastdale Place, of record in Book 547, pages 29 & 30, Register's Office for Davidson County, Tennessee. Said Lot No. 51 fronts 100 feet on the northerly side of Riverwood Drive and runs back between parallel - lines 200 feet to a dead line.

Being the same property conveyed to RICHARD J . OLIVIER AND WIFE, BARBARA T. OLIVIER, by deed from ERLINE BAIRD SPENCE, UNMARRIED, of record in Book 7858, page 711, dated June 3, 1989, said Register's Office. The said Barbara T. Olivier having since died on or about January 9, 2013 leaving Richard J. Olivier surviving tenant by the entireties. The said Richard J. Olivier having since died testate on or about January 14, 2016 devised subject property to Leslie Olivier pursuant to will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P467.

Property commonly known as: 1235 Riverwood Drive, Nashville, TN 37216.

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 12th day of November, 2020.

_____(SEAL)
Leslie Olivier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2020, before me personally appeared Leslie Olivier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2020.

Notary Signature
My commission expires: 07/03/2023



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 $84,241.25, 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
12th day of November, 2020.

Notary Public
My commission expires: 09/02/2024
File No. 2020-346

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, Claire Jenkins, 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.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

