# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**.

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2020

Gail Doran
Notary Public

Commission Expires: _____

(Affix Seal)

GAIL DORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 519263 DEEDWARR
11/19/2020 03:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20201119-0136495

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| APG Rentals, LLC | APG Rentals, LLC | **081-03-0-027** |
| (NAME) 10182 Old Hwy 60 | (NAME) 10182 Old Hwy 60 | |
| (ADDRESS) Dudley, Missouri 63936 | (ADDRESS) Dudley, Missouri 63936 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **1700 McKINNEY, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APG RENTALS, LLC, a Missouri Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 4 as established by the Declaration of Covenants, Conditions and Restrictions for 1700 McKinney Avenue Townhomes ("Master Deed"), a horizontal property regime with private elements, of record in Instrument No. 20200603-0056722 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to 1700 McKinney, LLC, a Tennessee Limited Liability Company by Deed dated August 1, 2019 from Olympus Development Group, LLC, a Tennessee limited liability company, recorded August 1, 2019, in Instrument Number 20190801-0076018, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **1700 McKinney Avenue, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

**1700 McKinney, LLC, a Tennessee Limited Liabliity Company, Grantor**

By: _____
Josephine Saffert, an Authorized Member of Olympus Construction Group, LLC, an Authorized Member of 1700 McKinney, LLC, Grantor

and

By: _____
Matt Phillips, an Authorized Member of Olympus Construction Group, LLC, an Authorized Member of 1700 McKinney, LLC, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Josephine Saffert and Matt Phillips, with whom I am personally acquainted and who upon his/her oath acknowledged themselves to be the Authorized Members of Olympus Construction Group, LLC, an Authorized Member of 1700 McKinney, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Authorized Members of Olympus Construction Group, LLC, an Authorized Member of 1700 McKinney, LLC, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor limited liability company, by the said Josephine Saffert and Matt Phillips as such Authorized Members of Olympus Construction Group, LLC, an Authorized Member of 1700 McKinney, LLC.

Witness my hand this November 13, 2020.

_____
NOTARY PUBLIC

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

_____
*Notary Signature*

My Commission Expires: January 10, 2023



202011190136495