WARRANTY DEED

Karen Johnson Davidson County
Batch# 656849 DEEDWARR
06/15/2021 10:49:54 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20210615-0080431

LR-SB-BMR-21-375

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW J MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-16-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olympus Borrower, LLC, A Delaware Limited Liability Company	**New Owner**	
(NAME) **P.O. Box 4090**	(NAME)	**018-12-0A-049.00-CO**
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASTELFORTE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLYMPUS BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 49 on the Plan of Emerald Cove, a Planned Unit Development of record in Plat Book 6900, Page (s) 629 through 631, Amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Castelforte, LLC, a California Limited Liability Company by Warranty deed from Eric Stone, married of record in Instrument No. 20210310-0031126 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 10, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 629 through 631 and Book 9112, Page 29, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7511, Page 581, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers granted to the City of Goodlettsville of record in Book 4956, Page 181, in the Register's Office for Davidson County, Tennessee.
- Madison Utility District of record in Book 7653, Page 282, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **375 Dorr Drive, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF JUNE, 2021.

Castelforte, LLC, a California Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CASTELFORTE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of June, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

RETURN TO:
Realty Title and Escrow Company, Inc
6525 N . Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-04551
TG: 9519115