WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $50,000.00.

Affiant

Subscribed and sworn to before me this 2 day of March, 2012

Notary Public
My Commission expires: 7/6/15 (Affix Seal)

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

Mail

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Clear Blue Equity, LLC	SAME	083-01-0-003.00
205 31st Avenue N. #301		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Neal Hargrove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Clear Blue Equity, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Jewell Place, of record in Book 2854, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 57 feet on the easterly line of Cline Avenue and runs back between lines 140 feet on the north line and 117 feet on the south line to a dead line in the rear on which it measures 61.5 feet.

Being the same property conveyed to Neal Hargrove, from Wilson Enterprises, Inc., by deed on August 24, 2006, of record in Instrument Number 20060825-0105132, Register's Office for Davidson County Tennessee. Also see Affidavit in Instrument Number 20071113-0132991, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plan Book 2854, page 93, Register's Office Davidson County, Tennessee.

This is improved property known as: **1205 Cline Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 6, 2012.

Neal Hargrove

BILL GARRETT, Davidson County
Trans: T20120025055 DEEDWARR
Recvd: 04/05/12 13:55 2 pgs
Fees: 13.00 Taxes: 185.00
20120405-0029307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neal Hargrove** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 6, 2012

My commission expires 3/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY