This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/16/12 15:03 4 pgs
Fees:23.00 Taxes:1091.50
20120716-0062476

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Clear Blue Equity, LLC 205 31st Avenue N, Unit 301 Nashville, TN 37203	same	043-06-0-105.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alex Schauffert**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Clear Blue Equity, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land, along with all improvements, located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

A lot in the 10th Civil District of Davidson County, Tennessee, located on the south side of Anderson Lane, about one mile east of Gallatin Road, being on the southeast corner of Anderson Lane and Nix Drive and being described according to a survey dated July 7, 1982, by Kevin Tucker and Associates, P.C., as follows:

Beginning at a point in the easterly margin of southwest corner of the property herein described; thence N 01 degrees 41 minutes 42 seconds E, along said margin of Nix Drive, a distance of 99.56 feet to a point marking the beginning of a curve to the right; thence, around said curve having a Delta of 91 degrees 48 minutes 29 seconds, a radius of 20.00 feet, a tangent of 20.64 feet, and a length of 32.05 feet to a point in the southerly margin of Anderson Lane; thence S 86 degrees 29 minutes 50 seconds E, along said margin of Anderson Lane, a distance of 151.89 feet to an iron pin marking the northwest corner of the Davenport property and the northeast corner of the property herein described; thence S 01 degrees 39 minutes 58 seconds W, a distance of 119.89 feet to an iron pin; thence N 86 degrees 35 minutes

59 seconds W a distance of 172.58 feet to the point of beginning containing 0.473 acres of land.

Being the same property conveyed to Alex Schauffert by deed from Suresh Idnani dated February 10, 2006, of record in Instrument No. 20060214-0017914, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2012 are a lien, but not yet due and payable.
2. Any and all visible easements on and across subject property.
3. Subject to any and all building and zoning regulations of City, County and State.

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, its successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

This improved property is known as: 316 Nix Drive (aka 800 Anderson Lane), Madison, TN 37115.

WITNESS MY HAND this 11th day of July, 2012, in Benicia, California.

ALEX SCHAUFFERT

STATE OF CALIFORNIA
COUNTY OF Solano

Personally appeared before me, the undersigned, Notary Public of said County and State, Alex Schauffert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Benicia, California, this 11th day of July, 2012.

Sherry Iacono
NOTARY PUBLIC

My Commission Expires: 10.10.2014

SHERRY IACONO
Commission # 1903935
Notary Public - California
Solano County
My Comm. Expires Oct 10, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $295,000.00.

AFFIANT as chief manager of Clear Blue Equity LLC

Sworn to and subscribed to me, the undersigned, this 13th day of July, 2012, in Franklin, Tennessee.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 7/6/15

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

