WARRANTY DEED

Mail to

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

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clear Blue Equity, LLC	Clear Blue Equity, LLC	08301000500
(NAME)	(NAME)	
205 31st Avenue North, #301	205 31st Avenue North, #301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville , TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Emerald Creek Properties, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clear Blue Equity, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Jewell Place, of record in Book 2854, Page 93, which is a subdivision of part of Lot No. 5 on the Plan of the Johnson and Smith Property recorded in Book 38, page 539, Register's Office for Davidson County, Tennessee, to which plats reference is hereby made for a complete description thereof.

Being the same property conveyed on April 12, 2012 to Secretary of Housing and Urban Development, Washington D.C. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20120521-0043649, Register's Office for Davidson County, Tennessee. Said Substitute Trustee's Deed was Corrected and Re-recorded in Instrument No. 20120731-0067407, said Register's Office to properly reflect the correct legal description of said property as shown above. And further to Emerald Creek Properties of record in Instrument #20120814-0072559, said RO THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS ON THE PLAN OF JEWELL PLACE OF RECORD IN PLAT BOOK 2854, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., THAT MAY BE OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20120067138 DEEDWARR
Recvd: 09/07/12 09:21 2 pgs
Fees:13.00 Taxes:72.15
20120907-0081055

unimproved ☐

This is improved ☑ property, known as 1201 Cline Ave., Nashville, TN 37206

(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 10th day of August, 2012.

Emerald Creek Properties

By: _____
Greg K. Self, General Partner

By: _____
Heather L. Self, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg K. Self and Heather L. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partner(s) of Emerald Creek Properties, the within named bargainor, a partnership, and they as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s).

WITNESS my hand and seal this 10th day of August, 2012.

My Commission Expires:
8-9-16

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY