WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/13 12:50 2 pgs
Fees:13.00 Taxes:148.00
20130116-0005250

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-6-14

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clear Blue Equity LLC	NEW OWNER	Parcel ID:
205 31st Avenue N. #301		08301004700
Nashville, TN 37203		

FOR AND IN 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, we

Issac Gholson and Mary Katherine Buchanan, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Clear Blue Equity LLC
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 44 feet of Lot No. 12 on the Map of Zack Q. Meyers Subdivision of the Wood Property, of record in Book 547, Page 189, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 44 feet on the southerly side of West Greenwood Avenue, formerly Edgar Street and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Issac Gholson and Mary Katherine Buchanan, both unmarried, by deed from E. Mark Turner, married, of record in Book 11598, Page 946, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 547, Page 189, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 924 W. Greenwood Ave., Nashville, TN 37206

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 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 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 our hands this 10th day of December, 2012.

Issac Gholson

Mary Katherine Buchanan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Issac Gholson and Mary Katherine Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2012.

My Commission Expires: 2-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY