WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140038520 DEEDWARR
Recvd: 06/03/14 08:14 2 pgs
Fees:13.00 Taxes:194.25
20140603-0047539

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires July 14, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clearwater Properties, LLC	Clearwater Properties, LLC	091-06 121.00
(NAME)	(NAME)	
2550 Meridian, Suite 350	2550 meridian, Suite 350	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Lisa Elaine Finch**, Individually and as Executrix of the Estate of James Clifton Finch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clearwater Properties, LLC**, a Tennessee limited liability company, 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 Lot No. 36 on the Plan of West Park Addition, as of record in Book 2330, page 39, Register's Office for said County, described as follows:

Said Lot No. 36 fronts 52 feet on the southerly side of Carl Place and extends back between lines, measuring 75 feet on the easterly line and 126 feet on the westerly line, to a dead line in the rear, measuring 72.9 feet thereon.

Being the same property conveyed to James C. Finch and wife, Hazel C. Finch, by Special Warranty Deed from W. J. Driver, as Administrator of Veterans Affairs, an Officer of the United States of America, dated January 15, 1965, of record in Book 3859, page 924, Register's Office for Davidson County, Tennessee. The said Hazel C. Finch died and subject property being was vested in James C. Finch as surviving tenant by the entirety. The said James C. Finch died testate on August 4, 2012, and Lisa Elaine Finch was appointed Executrix of the Estate of James Clifton Finch as shown in Probate Case No. 12P-1486, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees, all matters appearing on the Plan of record in Book 2330, page 39 and Restrictions of record in Book 2437, page 59, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5813 Carl Place, Nashville, TN 37209

(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 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 my hand this 29th day of May, 2014.

Lisa Elaine Finch , Individually

Lisa Elaine Finch, Executrix of the Estate of James Clifton Finch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lisa Elaine Finch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 2014.

Notary Public

My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017