WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051439 DEEDWARR
Recvd: 07/17/14 13:02 2 pgs
Fees:13.00 Taxes:296.00
20140717-0063348

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of July 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

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	New Owner	119-10-0-120.00
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, **William C. Boone**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Clear Blue Equity, LLC**, it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being all of Lot No. 34, Final Layout for Subdivision Hidden Acres, according to plat and survey of same appearing of record in Plat Book 1130, page 89, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to William C. Boone by Warranty Deed from Annie S. Smith, unmarried dated 6/19/07 of record in Instrument Number 20070621-0073963, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, page 89, Register's Office Davidson County, Tennessee.
- The grantor never used this property as his residence.

This is improved property known as: **2721 Hartford Avenue, Nashville, TN 37210**

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 July 15, 2014.

William C. Boone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this July 15, 2014

My commission expires 11-0-17

Notary Public

