BILL GARRETT, Davidson County
Trans: T20150000476 DEEDWARR
Recvd: 01/05/15 09:10 2 pgs
Fees: 13.00 Taxes: 296.00
20150105-0000581

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clearwater Properties LLC	Clearwater Properties, LLC.	**105030266.00**
(NAME)	(NAME)	
1249 2nd Avenue South	2550 Meridian Blvd., Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	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, WE, **George W. Lesley and wife, Jean S. Lesley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clearwater Properties 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 part of Lot 28 in J. Nelson's Plan of Lots, as of record in Book 2, Page 182 said Register's Office.

Said Lot No. 28 fronts 50 feet on the westerly side of Second Avenue, South and runs back between parallel lines 135 feet, more or less, to an alley, more specifically described as follows: Beginning at Mrs. M.W. Westbrook's northeast corner and running westwardly with her line half way to College Street; thence northwardly 50 feet to the beginning.

Being the same property conveyed to George W. Lesley and wife, Jean S. Lesley by deed dated August 25, 1986 from Carolyn Young of record in Book 8028, Page 603, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1249 2nd Avenue South, Nashville, TN 37210**

(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 our hands this 23rd day of December, 2014.

George W. Lesley

Jean S. Lesley

STATE OF TENNESSEE

COUNTY OF DAVIDSON **Personally appeared before me, the undersigned, a Notary Public, in and for said County, and State aforesaid, personally appeared George W. Lesley and Jean S. Lesley, with whom I am Personally acquaintdd or proved to me on the basis of***

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

***satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.**