BILL GARRETT, Davidson County
Trans:T20150003943 DEEDWARR
Recvd: 01/16/15 09:09 3 pgs
Fees:18.00 Taxes:1434.12
20150116-0004561

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Clearwater Holdings, LLC
16 Public Square N.
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

Map/Parcel
105-13-169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Matthew M. Morgan and wife, Carrie L. Morgan ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto Clearwater Holdings, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Number 15 on the plat of The McAllister Property (erroneously referenced in prior deeds as McAlister Property), of record in Book 421, page 10, Register's Office for said County, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Matthew M. Morgan and wife, Carrie L. Morgan, by Warranty Deed dated May 16, 2008, of record in Instrument Number 20080618-0062815, Register's Office of Davidson County, Tennessee.
>
> Subject to all matters of plat as record in Instrument Number 421-10, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and

setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except for the 2015 property taxes which have been prorated between the parties.

The undersigned further covenants and binds themselves, their heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this Deed.

WITNESS OUR HANDS on this the 15 day of January, 2015.

"GRANTORS"

MATTHEW M. MORGAN

CARRIE L. MORGAN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, MATTHEW M. MORGAN, and CARRIE L. MORGAN, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 15th day of January, 2015.

NOTARY PUBLIC

My commission expires: 11/20/16

JENNIFER DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $387,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 15th day of January, 2015.

NOTARY PUBLIC

My commission expires: 11/20/16

JENNIFER DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY