BILL GARRETT, Davidson County
Trans:T20150049761 DEEDQC
Recvd: 06/22/15 14:54 3 pgs
Fees:17.00 Taxes:0.00
20150622-0059619

PREPARED BY:
BRIDGEHOUSE TITLE
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties without benefit of a title search. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Coreen Newcomb

Subscribed and sworn before me, the 15th, day of May, 2015.

Notary Public:
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

ADDRESS OF NEW OWNER:
Clearwater Properties, LLC
2550 Meridian Blvd., Suite 350
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
081-12 2.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Deep River Development, LLC, a Tennessee limited liability company, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to Clearwater Properties, LLC, a Tennessee limited liability company, (hereinafter referred to as "**GRANTEE**") its heirs and assigns, in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot 309 on the Plan of McGavock's Town, North Nashville, as of record in Book 21, page 23, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Eddie Randolph by Warranty Deed from Trey Lewis, married, dated August 1, 2003, of record in Instrument No. 20030829-0125577, Register's Office for Davidson County, Tennessee. Also being the same property

JK

conveyed to Eddie Randolph and Jane H. Randolph, husband and wife, by Grant Deed from Eddie Randolph, dated July 30, 2004, of record in Instrument No. 20041110-0135545, Register's Office for Davidson County Tennessee. The said Eddie Randolph having since died and subject property being vested in Jane H. Randolph as the surviving tenant. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed from Jane H. Randolph, dated April 16, 2015, of record in Instrument No. 20150420-0035192, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1702 Arthur Avenue, Nashville, TN 37208

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

JK

IN WITNESS WHEREOF, this document was executed this 15 day of May 2015.

Deep River Development, LLC

By: _____
Jeremy Edward Kelton, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy Edward Kelton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Managing Member of Deep River Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy Edward Kelton as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2015.

_____
Notary Public

My Commission Expires: 6-4-17

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