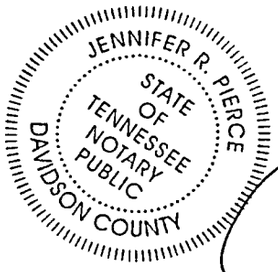
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/15 11:33 2 pgs
Fees:13.00 Taxes:240.50
20150625-0061191



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of June, 2015.

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:
Cliff View Properties, LLC	New Owner	150-01-0-183.00
8283 Collins Road		
Nashville, TN 37221	,	

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, **Donald Timothy Garrett, widower** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cliff View Properties, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, Page 101, Register's Office for said County.

Said Lot No. 149 fronts 80.0 feet on the northwesterly side of Clearwater Drive and extends back 163.00 feet on the northeasterly line and 169.43 feet on the southwesterly line, to a dead line in the rear, which is a broken line, measuring a total of 93.60 feet thereon.

Being the same property conveyed to Donald Timothy Garrett and wife, Linda Sharon Garrett from Samuel W. Fisher, Jr. and wife, Sara F. Fisher by Warranty Deed on December 12, 1977, of record in Book 5234, Page 197, Register's Office for Davidson County, Tennessee. Said Linda Sharon Garrett having since died leaving Donald Timothy Garrett as the surviving spouse.

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 2015 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 3700, Page 101, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4076, Page 565, Register's Office for Davidson County, Tennessee.
- Subject to flow of East Fork Hamilton Creek.

This is improved property known as: **441 Clearwater Drive, Nashville, TN 37217**

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 June 22, 2015.

Donald Timothy Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald Timothy Garrett** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17