WARRANTY DEED

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clearwater Properties, LLC	Clearwater Properties, LLC	071-12-0-269.00
(NAME)	(NAME)	
2550 Meridian Blvd., Suite 350	2550 Meridian Blvd., Suite 350	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	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, **Monique M. Frierson Davis,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clearwater Properties, LLC,** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the east 40 feet of Lot No. 47 and the west 20 feet of Lot No. 48 on the Map of T.I. Ward's Re-subdivision of certain lots in Williams & Hayes Company's Bellview Plan, of record in Book 974, page 48, Register's Office for said County.

Said part of lots adjoin and front together 60 feet on the northerly side of Ward Street and runs back between parallel lines 161 feet to a dead line.

Being the same property conveyed to Monique M. Frierson, unmarried, by Warranty Deed from Virginia Louise Armistead, dated November 13, 1997, of record in Book 10691, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 974, page 48, and Restrictions of record in Book 1108, page 543 and Book 1165, page 58, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 911 Ward St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150091714 DEEDWARR
Recvd: 10/28/15 09:30 2 pgs
Fees:13.00 Taxes:388.50

20151028-0109535

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 this 22nd day of October, 2015.

Monique M. Frierson Davis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Monique M. Frierson Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of October, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21681

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