WARRANTY DEED

File #16050

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.2017
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160014411 DEEDWARR
Recvd: 02/22/16 12:49 2 pgs
Fees:13.00 Taxes:425.50
20160222-0016668

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clearwater Properties, LLC	Clearwater Properties, LLC	-061-06-0-052.00
(NAME) 600 Maplewood Ln	(NAME) 2250 Meridian Blvd. #350	
(ADDRESS) Nashville, TN 37216-1607	(ADDRESS) 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, I, **Nellie Quinn Irvin aka Nellie Pauline Irvin,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clearwater Properties, LLC,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of the subdivision of the northerly part of Mrs. Lela Hagan's 29.13 acre tract in Maplewood, not of record, described according to a survey by W.B. Southgate, Surveyor, October 10, 1935, as follows:

Beginning in the center of Maplewood Lane at a point 768.2 feet west of the westerly margin of Hutson Avenue; said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots south 13° west 500 feet; thence north 87° west 220 feet; thence north 27° east 528 feet to the center of said Lane; thence with the center of said Lane, south 87° east 102.5 feet to the beginning.

Being the same property conveyed to Clarence William Irvin and wife, Nellie Quinn Irvin by Warranty deed from Otto B. Quinn and wife, Elizabeth E. Quinn of record in Book 3576, page 395, Register's Office for Davidson County, Tennessee, dated July 5, 1963 and recorded on July 8, 1963. The said Clarence William Irvin having since died and the property having become vested in Nellie Quinn Irvin as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 600 Maplewood Ln, Nashville, TN 37216-1607

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ☐
This is improved ☒ property, known as 600 Maplewood Ln, Nashville, TN 37216-1607

(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 my hand this 17th day of February, 2016.

Nellie Pauline Irvin

Nellie Pauline Irvin by Paulette Dickerson as Attorney-in-Fact

by Paulette Dickerson as attorney-in-fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of February, 2016, before me personally appeared Paulette Dickerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nellie Pauline Irvin, and who acknowledged that he/she executed the same as the free act and deed of Nellie Pauline Irvin pursuant to a validly executed power of attorney recorded simultaneously herewith in Instrument No. 20160208-0011948, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 17th day of February, 2016.

My Commission Expires: 7.3.2017

NOTARY PUBLIC

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206