WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035352 DEEDWARR
Recvd: 04/29/16 09:10 2 pgs
Fees:13.00 Taxes:573.50
20160429-0041892

File No. 0001776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Richard Kowalsky & Jenny Sage Gray	NEW OWNER	061-06-0-052.00
(NAME)	(NAME)	
600 Maplewood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(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, **Clearwater Properties, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Richard Kowalsky and Jenny Sage Gray, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR 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 Clearwater Properties, LLC by Warranty deed from Nellie Quinn Irvin aka Nellie Pauline Irvin of record in Instrument No. 20160222-0016668 Register's Office for Davidson County, Tennessee, dated February 17, 2016 and recorded on February 22, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties 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 Lane, Nashville, TN 37216

(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 22nd day of April, 2016.

Clearwater Properties, LLC

Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Agent of Clearwater Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand this 22nd day of April, 2016.

Notary Public

My commission expires: 7/3/2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Julie Hamilton
State of Tennessee Notary Public
Davidson County