39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160063609 DEEDWARR
Recvd: 07/25/16 09:33 2 pgs
Fees:13.00 Taxes:832.50
20160725-0076116

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$225,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 5/8/

(AFFIX SEAL)

ANGELA L. ROBERTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Lisa Blong	F&M Bank ~~Lisa Blong~~	071-12-0-269.00
(NAME)	(NAME) 50 Franklin St ~~911 Ward St.~~	
911 Ward St.		
(ADDRESS)	(ADDRESS) Clarksville, TN 37040 ~~Nashville, TN 37207~~	
Nashville, TN 37207		
(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, **Clearwater Properties LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Blong, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. AND being the same property conveyed to Clearwater Properties, LLC, a Tennessee limited liability company, by Warranty Deed from, Monique M. Frierson Davis, of record in Instrument No. 20151028-0109535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, 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 both matters of record in the 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)

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/our hands this 21st day of July, 2016.

CLEARWATER PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Bryan D. Spicer
Authorized Agent

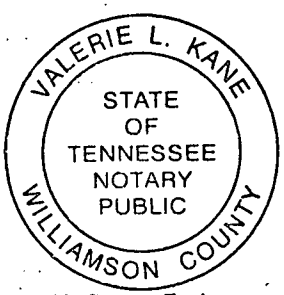
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Clearwater Properties LLC, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by Bryan D. Spicer as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 21st day of July, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 23385



My Comm. Expires
June 4, 2017