(1)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017.

Notary Public

My commission expires: _____

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

BILL GARRETT, Davidson County
Trans:T20170019217 DEEDWARR
Recvd: 03/06/17 14:56 2 pgs
Fees:13.00 Taxes:1017.50
20170306-0022067

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clearwater Properties, LLC	**Clearwater Properties, LLC**	**06110012100 & 06110012200**
2550 Meridian Blvd Suite 350	**2550 Meridian Blvd, Suite 350**	
Franklin, TN 37067	**Franklin, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Todd J. Buse, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clearwater Properties, LLC

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:

Parcel No. 06110012100

Land in Davidson County, Tennessee, being the Southerly 33 feet of Lot No. 18 and the Northerly 34 feet of Lot No. 17 on the Plan of Maplewood Heights, as of record in Plat Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of Lots adjoin and front together 67 feet on the Easterly side of Saunders Avenue and run back between parallel lines 300 feet to the right of way of the L & N Railroad, as shown on said plan.

Being the same property conveyed to Todd J. Buse, unmarried, from Charles L. Gilbert and wife, Carol J. Gilbert, by Warranty Deed dated November 11, 2009, of record in Instrument No. 20091119-0106593, Register's Office for Davidson County, Tennessee.

Parcel No. 06110012200

Land in Davidson County, Tennessee, being the Northerly 67 feet of Lot No. 18 on the Plan of Maplewood Heights, as of record in Plat Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 67 feet on the Easterly side of Saunders Avenue and runs back between parallel lines 300 feet (erroneously referenced in the prior deed as 30 feet) to the right of way of the L&N Railroad, as shown on said plan.

Being the same property conveyed to Todd J. Buse, unmarried, from Charles L. Gilbert and wife, Carol J. Gilbert, by Warranty Deed dated November 11, 2009, of record in Instrument No. 20091119-0106595, Register's Office for Davidson County, Tennessee.

***Subject properties was never the sole principal residence of said Grantor, heirs, nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 547, page 77-78, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Instrument No. 20120228-0017172, said Register's Office.

Restrictions of record in Book 3248, Page 511

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3857A & 3857C Saunders Avenue, Nashville, TN 37216.

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 in 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 hand(s) this 28th day of February, 2017.

Todd J. Buse

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Todd J. Buse, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

My Commission Expires: DEC 2 7 2017