This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of March, 2017, by and between Ruby Jean Brown-Battle, unmarried, party of the first part, and Clearwater Properties, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING A PART OF LOT NO. 1 ON MAP OF SARAH HART HOMESTEAD TRACT, NOW OF RECORD BUT SHOWN ON A PLAN OF RECORD IN BOOK 57, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING A PARTOF A LOT SHOWN ON SURVEY OF PART OF SAID LOT NO. 1 MADE BY S.M. McMURRAY OF RECORD IN BOOK 421, PAGE 8, SAID REGISTER'S OFFICE & BEING FURTHER LOT NO. 11 ON AN UNREGISTERED COPY OF A SUBDIVISION OF SAID LOT 1, MADE BY T.R. SANFORD, SEPTEMBER 27, 1949, AS FOLLOWS:

SAID LOT NO. 11 FRONTS 43 FEET ON THE SOUTH SIDE OF ARRINGTON STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 258 FEET EAST OF THE EASTERLY MARGIN OF NORTH FIFTH STREET, 120 FEET TO A DEAD LINE.

Being all or part of the same property conveyed to Ruby Jean Brown-Battle by virtue of that certain Quit Claim Deed dated October 1, 2014, and being of record at Instrument No. 20141126-0109064 in the Register's Office of Davidson County, Tennessee. Donald C. Battle Passed December 2014.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 57, Page 151 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ruby Jean Brown-Battle

Davidson County DEEDWARR
Recvd: 07/07/17 10:37 3 pgs
Fees:18.00 Taxes:462.50
20170707-0068388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ruby Jean Brown-Battle, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of March, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address:	Clearwater Properties, LLC 2550 Meridian Blvd, Franklin, TN 37067
Tax Parcel No	08207047200
Property Address:	512 Arrington St Nashville, TN 37207
MAIL TAX BILLS TO:	owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019