Bill Garrett Davidson County
Batch# 967 DEEDWARR
09/14/2017 03:19:40 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20170914-0094181

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1620

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~ $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of September, 2017

Notary Public
Commission Expires: 10/19/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clearwater Properties, LLC 1610 Martin Street Nashville, TN 37203	SAME as new owner	04212000200

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Graham Family Trust

HEREINAFTER REFERRED TO AS 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:

Being part of Lot No. 4 on the map of the division of the Gee Lands in the 11th Civil District of Davidson County, a plan of which is of record in Book 332, page 74, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 4 is described as follows: Beginning at a point in the southerly margin of said Lot no. 4, said point being 309 feet eastwardly from the southwesterly corner of said lot and being the southeasterly corner of a five acre tract of land conveyed to Charles Z. Morgan and wife, Rachel Morgan, by deed from John B. Robinson and wife Katherine J. Robinson, dated August 18th 1939 and recorded in Book 1172, page 30 said Register's Office; thence with said Morgan's easterly line North 2 1/2 degrees east 705 feet to a point in the northerly margin of said Lot NO. 4 being said Morgan's northeasterly corner ; thence with the northerly margin of line of said Lot No. 5 South 87 1/4 degrees East 496 feet to a point; thence south 2 1/2 degrees West 705 feet to a point in the southerly margin of said Lot No. 4; a point in the southerly margin of said Lot No. 4; thence with the southerly margin of said Lot No. 4 (being the northerly margin of Williams Avenue) 496 feet to the point of beginning and containing eight acres, more or less.

Included in the above described land, but expressly excluded from this conveyance are the following two tracts of land, to-wit:

Tract 1: Land in the 11th Civil District of said County, being part of Lot No. 4 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, and being the westerly 200 feet of the tract of land conveyed to Robert G. Adkins and wife, by deed of record in Book 1157, page 506, said Register's Office, more particularly described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated September 26, 1962, as follows:

Beginning at a point in the northerly margin of Williams Avenue, said point being located 309 feet east of the southwest corner of said Lot No. 4; thence with the northerly margin of Williams Avenue, South 87 degrees 15 minutes east 200 feet to a point; thence North 2 degrees 30 minutes East 702 feet to a point; thence North 87 degrees 15 minutes West 200 feet to a point; thence South 2 degrees 30 minutes West 702 feet to the point of beginning.

Tract 2: Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the map of the division of Gee Lands, as of record in Book 332, page 74, Register's Office for said County, and particularly described according to a copy of a survey dated September 26, 1962, made by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the southerly margin of Williams Avenue, same being the southeast corner of the property conveyed to Robert G. Atkins and wife, by deed from John B. Robinson and wife, of record in Book 1157, page 506, said Register's Office; thence with said margin; North 87 degrees 15 minutes West 117 feet to a point; thence leaving said margin, North 2 degrees 30 minutes East 342 feet to a point; thence North 87 degrees 15 minutes West 179 feet, more or less, to the East boundary of the property conveyed to Clarence G. Caldwell and wife, by deed from Robert G. Adkins and wife, of record in Book 3436, page 159, said Register's Office; thence with said Caldwell's East boundary, North 2 degrees 30 minutes East 360 feet to a point, same being Caldwell's northeast corner; thence South 87 degrees 15 minutes East 196 feet, more or less, to a point; thence South 2 degrees 30 minutes West 702 feet to the point of beginning.

Being the same property conveyed to Graham Family Trust by Warranty deed from Bobbie I. Graham and George W. Graham of record in Instrument No. 20160816-0085245 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on August 16, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 418 Williams Ave, Madison, TN 37115.

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 so 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 uses, the singular

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of September, 2017.

Rob Richardson Trustee
Robert Richardson, Trustee

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Richardson 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 and official seal at Clarksville, Tennessee this 7th day of September, 2017.

Jessica M Warren
Notary Public
My Commission Expires: 2/18/2020

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(Notary Seal)