Bill Garrett Davidson County
Batch# 123386 DEEDWARR
08/01/2018 11:49:56 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20180801-0075128

PREPARED BY:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Clearwater Holdings, LLC
16 Public Square North
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

Map/Parcel
105 13 0 170.00

ADMINISTRATOR'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Catherine R. Claybrooks died intestate on April 17, 2017. George Claybrooks was appointed Administrator of the Estate of Catherine R. Claybrooks by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Cause No. 18P—242. This Property was brought back into the Estate of Catherine R. Claybrooks by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Cause No. 18P-242 entered on June 8, 2018, and per said Order, the undersigned George Claybrooks, Administrator, was authorized and directed to execute a deed of conveyance for the sale of the Property. The amount due to TennCare has been paid. The Administrator by signing this Deed releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the laws of Tennessee, George Claybrooks as Administrator of the Estate of Catherine R. Claybrooks sells, transfers and conveys to Clearwater Holdings, LLC, a Tennessee limited liability company ("Grantee") the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the Plan of the McAlister Property, as of record

in Book 421, page 10, Register's Office of said County. Said Lot No. 16 fronts 62 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and runs back between parallel lines 190 feet, more or less, to an alley.

Being the same property conveyed to Catherine Claybrooks, widowed, by deed dated April 16, 2012, of record in Instrument No. 20120417-0032798, in the Register's Office of Davidson County, Tennessee. The said Catherine Claybrooks a/k/a Catherine R. Claybrooks a/k/a Catherine Ridley Claybrooks, died intestate a resident of Davidson County on April 17, 2017. This property was brought back into the Estate of Catherine R. Claybrooks by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Cause No. 18P-242 entered on June 8, 2018 and per Order Approving Sale of Real Estate filed June 8, 2018, Cause No. 18P-242 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the undersigned George Claybrooks, Administrator was authorized and directed to execute this Deed of conveyance. An affidavit in Furtherance of Title attaching a certified copy of said Order is of record as Instrument No. 20180801-0075127 of said Register's Office.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Clearwater Holdings, LLC, a Tennessee limited liability company, its successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal with said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Administrator only, do covenant with the said Grantee, that I as the Administrator only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for 2018 real estate property taxes which have been prorated between the Estate and Grantor.

And, I as Administrator only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this the 31st day of July, 2018.

"GRANTOR"
ESTATE OF CATHERINE R. CLAYBROOKS, DECEASED

By: George Claybrooks ADM
GEORGE CLAYBROOKS,
ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared George Claybrooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of The Estate of Catherine R. Claybrooks, the within named bargainor, and that as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Catherine R. Claybrooks as Administrator.

WITNESS MY HAND and official seal on this the 31st day of July, 2018.

NOTARY PUBLIC

My commission expires: 09/07/2021

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 31st day of July, 2018.

NOTARY PUBLIC

My commission expires: 09/07/2021

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY