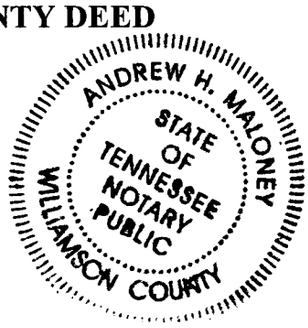
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$209,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of September, 2018

Notary Public

My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Donald C. Day	New Owner	08102006700
2135 Derby Ridge Lane		
Silver Spring, MD 20910-2654	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clear Blue Equity LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald C. Day**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 143, PLAN OF BUENA VISTA HEIGHTS ADDITION, as shown on plat of record in Plat Book 161, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clear Blue Equity LLC from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America by Special Warranty Deed on March 5, 2012, of record in Instrument Number 20120425-0035280, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue, which are not due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2310 24th Avenue North, Nashville, TN 37208-1010**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Karen Y Johnson Davidson County
Batch# 147593 DEEDWARR
10/02/2018 08:45:30 AM 2 pgs
Fees: $13.00 Taxes: $773.30
20181002-0097503

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 our hands this September 28, 2018.

Clear Blue Equity, LLC

by: Andy Maloney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Andy Maloney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an **Authorized Agent of Clear Blue Equity, LLC,** the within named bargainor, a limited liability company, and that as an **Authorized Agent** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Clear Blue Equity, LLC as Authorized Agent.**

Witness my hand, at office, this 28th day of September, 2018.

Notary Public Commission Exp 1-15-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY