Karen Y Johnson Davidson County
Batch# 169913 DEEDWARR
12/04/2018 12:05:54 PM 3 pgs
Fees: $18.00 Taxes: $2,623.30
20181204-0118205

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
069I/J/03500
Account #R0039890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The Cumberland Holdings Company, LLC** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Clearwater Holdings, LLC** ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 1, 446 Humphreys Street Townhomes, described in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20171108-0114858, Register's Office for said County, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of 446 Humphreys Street Townhomes as stated in said Declaration. The private elements, easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at 446 Humphreys Street Townhomes, the property, co-owners and tenants, the plat filed as Exhibit "A" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to 446 Humphreys, LLC, by deed dated October 23, 2015, of record in Instrument No. 20151030-0110376, Register's Office for Davidson County, Tennessee, and being further conveyed to The Cumberland Holdings Company, LLC by deed of record in Instrument No. 20181204-0118204, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions for 446 Humphreys Street Townhomes, of record in Instrument No. 20171108-0114858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, it's successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2018 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 30th day of November, 2018.

"GRANTOR"
The Cumberland Holdings Co., LLC

By: _____
Bryan Krabousanos, Member

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bryan Krabousanos, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Member of The Cumberland Holdings Co., LLC, the within named bargainor, a limited liability company, and that he as such Member, with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such member.

WITNESS MY HAND and official seal on this the 30th day of November, 2018.

NOTARY PUBLIC

My commission expires: 8/22/2021

ALEX DAVID FELDKAMP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $709,000.00, 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 3 day of NOVEMBER, 2018.

NOTARY PUBLIC

My commission expires: 5-19-19

ROBERTA S TATE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY