This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 259926 DEEDWARRSP
07/22/2019 10:13:22 AM 3 pgs
Fees: $18.00 Taxes: $578.68



20190722-0071522

**SPECIAL WARRANTY DEED**

This Deed made on July 19, 2019, by Jason Powell and Heather Powell, husband and wife hereinafter, "Grantor" to Clear Compass Capital Group, LLC, a Tennessee limited liability company, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 1 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 in Owen's Buena Vista Addition of record in Book 57, page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts together 100 feet on the westerly side of Buchanan Street, now 11th Avenue North, and runs back between parallel lines, with the northerly margin of Cass Street 145 feet to an alley.

Being the same property conveyed to Jason Powell and Heather Powell, husband and wife, by Special Limited Warranty Deed from Federal Home Loan Mortgage Corporation, dated 01/07/2011 and filed for record on 01/14/2011 in Instrument Number 20110114-0003908, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 2101 11th Avenue North, Nashville, Tennessee, 37208.

Map and Parcel: 08107063000

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

Jason Powell

Heather Powell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Powell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of July, 2019.

(SEAL)

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-23-2019

NOTARY PUBLIC

My Commission Expires: 10/23/19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather Powell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2019.

(SEAL)

DHARAM PAL GOYAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-8-2022

NOTARY PUBLIC

My Commission Expires: 03/08/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$156,400.00,** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 19 day of July, 2019.

Affiant

(SEAL)

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-23-2019

Notary Public

My commission expires:

10/23/19

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Clear Compass Capital Group, LLC | New Owner |
| 810 Dominican Drive | Same |
| Nashville, TN 37228 | |
| | |