(1)

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE TN 37075

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 705849 DEEDWARR
08/27/2021 11:21:59 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20210827-0115984

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $389,900.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2021.

Notary Public
My Commission Expires: 3/25/25

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Music City Monopoly Company, LLC 3238 W. Hamilton Ave. Nashville, TN 37218	New Owner	070-01-0-088.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEAR BLUE EQUITY LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MUSIC CITY MONOPOLY COMPANY, a Tennessee limited liability company,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Re Subdivision of Lots 42 & 43, Treppard Heights, Section Eleven, of record in Plat Book 3842, Page 26, as revised in Plat Book 5190, Page 338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CLEAR BLUE EQUITY, LLC, by deed from THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFACTEHOLDERS CWABS, INC, ASSET-BACKED CERTIFICATES, SERIES 20017-2, of record in Instrument No. 20120309-0020809, dated December 23, 2011, said Register's Office.

This is improved property commonly known as: **3238 W. Hamilton Ave., Nashville, TN 37218**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2021.

Clear Blue Equity, LLC

By: _____
Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **JENNIFER S. GHANEM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of **Clear Blue Equity, LLC**, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17th day of August, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

_____
Notary Public
My commission expires: _____