Karen Johnson Davidson County
Batch# 756486 DEEDWARRSP
11/17/2021 09:22:16 AM 5 pgs
Fees: $28.00 Taxes: $5,013.50
20211117-0152891

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, TN 37203
Attn: William W. Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Madeline Moore 200 E Palaestine Ave Madison, TN 37115-4807	Madeline Moore 200 E Palaestine Ave Madison, TN 37115-4807	051-08-0-203.00 051-08-0-204.00 051-08-0-205.00 051-08-0-206.00 051-08-0-207.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CLEAR BLUE EQUITY, LLC,** a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MADELINE MOORE** ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property being improved property commonly known as 200, 202, 204, 206 and 208 East Palestine Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9 day of November, 2021.

GRANTOR:

CLEAR BLUE EQUITY, LLC,
a Tennessee limited liability company

By: _____
Name: William W. Burton
Its: Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William W. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signer of CLEAR BLUE EQUITY, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires:
3.25.24

CAROLE M. MAXSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE

COUNTY OF TN

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is ~~$1,400,000.00~~* 1,355,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 10 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 9-16-23

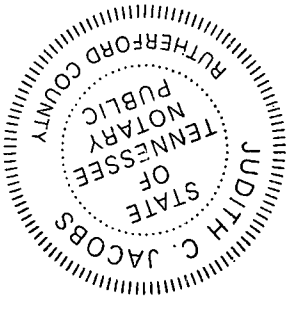


Exhibit "A"

Legal Description of Property

Tract I

Land in Davidson County, Tennessee, being Lot(s) 1, 2, 3 and 4, as shown on the map entitled the Plan of Bailey Subdivision, of record in Plat Book 5800, page 93, 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, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MITCH GRISSIM, UNMARRIED, of record in Instrument No. 20111230-0102190, dated December 9, 2011, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled the Plan of Bailey Subdivision, of record in Plat Book 5800, page 93, 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 SUNTRUST BANK, of record in Instrument No. 20120927-0088245, dated July 12, 2012 and corrected by Scrivener's Affidavit of record in Instrument No. 20130514-0048378, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 5800, page 93, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, page 214, said Register's Office.

4. Utility Easement of record in Book 5941, page 407, said Register's Office.