WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/05 09:13 2 pgs
Fees:13.00 Taxes:166.50

20050419-0043252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2005

Notary Public

MY COMMISSION EXPIRES: 10/25/08

(AFFIX SEAL)

BRYAN D. SPICER STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS Investment Properties, Inc. ATTN: Clarence Summey	CLS Investment Properties, Inc. ATTN: Clarence Summey	082-070-079.00
(NAME) 809 Stockell Street	(NAME) 809 Stockell Street	
(ADDRESS) Nashville, TN 37067	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hagon Davenport**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Investment Properties, Inc., A Tennessee Corporation** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 69 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, new East Nashville, as of record in Book 57, page 25, Register's Office for said County.

Said Lot No. 69 Fronts 50 feet on the easterly side of Stoakell St., formerly Vansinderen Street, and extends back between parallel lines 174 feet to an alley.

Being the same real property conveyed to Hagon Davenport by deed from John R. Boxley, Jr., of record in Book 3858, page 973, said Register's Office.

This Conveyance is subject to the following: All matters on the Plan of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee. Driveway Agreement recorded in Book 7917, Page 644, Register's Office for Davidson County Tennessee. Taxes for the year 2005 are a lien which are not due and payable.

unimproved ☐

This is improved X property, known as 809 Stockell Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 25th day of March, 2005.

Hagon Davenport by Clyde Davenport
Hagon Davenport

His attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Clyde Davenport**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Hagon Davenport**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Hagon Davenport, the within named bargainor by the said Clyde Davenport as such Attorney-in-Fact.

Witness my hand and official seal in Franklin, Tennessee, this 25th day of March, 2005.

Bryan D Spicer
Notary Public

My commission expires:
10/25/08

