WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/06 10:40 2 pgs
Fees:13.00 Taxes:240.50

20060215-0018172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Martin L. Espinosa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2006.

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Carol L. McArthur
Notary Public

MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

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
Martin L. Espinosa	SAME	082-070-079.00
(NAME)	(NAME)	
3409 Fairmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-1600		
(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, **CLS Investment Properties, Inc.**, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin L. Espinosa and wife, Renita J. Weems**, 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 Stockell St., formerly Vansinderen Street, and extends back between parallel lines 174 feet to an alley.

Being the same property conveyed to CLS Investment Properties, Inc., a Tennessee Corporation by Warranty Deed from Hagon Davenport, in Instrument No. 20050419-0043252, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 25; Easement for Joint Driveway of record in Book 7917, page 644; all of record in the Register's Office for Davidson **County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 809 Stockell St., 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 13th day of February, 2006.

CLS Investment Properties, Inc.,
a Tennessee Corporation

By: _____
Clarence Summey, Jr. , President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the President of CLS Investment Properties, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Clarence Summey, Jr. as President of CLS Investment Properties, Inc.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2006.

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: June 20, 2008