WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/06 12:39 2 pgs
Fees:13.00 Taxes:277.50

20060330-0036127

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 28, 2008.**

(AFFIX SEAL)

CAROL L. McARTHER NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS INVESTMENT PROPERTIES, INC.	CUMBERLAND BANK	**82-3-290**
(NAME) **1100 PENNOCK AVENUE**	(NAME) 231 S. Royal Oaks Blvd.	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Franklin, TN 37064	
(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, WE, **LINDA BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS INVESTMENT PROPERTIES, INC.** , 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26, ON THE PLAN OF CRUTCHER BROTHERS SUBDIVISION OF PART OF THE LUCY H. LINDSLEY PROPERTY IN EAST NASHVILLE, OF RECORD IN BOOK 161, PAGE 158, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDA BROWN, UNMARRIED BY DEED FROM ERIC PETERSON AND WIFE, FELECIA PETERSON AND RAYMOND A. PETERSON AND WIFE, CAROL C. PETERSON OF RECORD IN BOOK 11206, PAGE 87 **DATED NOVEMBER 11, 1998** AND **RECORDED NOVEMBER 16, 1998**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1100 PENNOCK AVENUE, 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 **22nd day of March, 2006.**

Linda Brown
LINDA BROWN

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **LINDA BROWN, UNMARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **22nd day of March, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

