WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 08:48 2 pgs
Fees:13.00 Taxes:96.20
20060530-0062697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Notary Public

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

CAROL L. MCARTHUR
WILLIAMSON COUNTY, TN

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.	New Owner	81.12-143.00
(NAME)	(NAME)	
709 South Summerfield Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **John A. Smith, a married man**, 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. 232 on the plan of McGavock, Wetmore and others first addition to Nashville, called the town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 232 fronts 50 feet on the easterly side of 10th Avenue North, formerly Polk Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to John A. Smith by Quitclaim Deed from Juanita P. Adkisson, of record in Book 8331, page 892, dated June 1, 1990, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Juanita P. Adkisson by Deed from Ed Brown, A.N. Duncan, W.T. Burgess, Noble Fields and L.C. Burroughs, Trustees for Cofers Chapel Free Will Baptist Church, of record in Book 3957, page 449, dated November 12, 1965, Register's Office for Davidson County, Tennessee.

Mozelle Smith joins in this conveyance to convey any martial interest she has in said real estate by virtue of her marriage to Grantor.

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 21, page 23; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1604 10th Ave. N, Nashville, TN 37208
(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 26th day of May, 2006.

John A. Smith

Mozelle Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John A. Smith and Mozelle Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 2006.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires: