WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/06 13:14 2 pgs
Fees:13.00 Taxes:394.05

20060628-0077390

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. McARTHUR 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.	Same	82-3-422
(NAME)	(NAME)	
321 CLEVELAND STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37201		
(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, **ELI PHILLIP ARMSTRONG**, 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:

BEING ALL OF LOT 30 ON THE PLAN OF J.M. EATHERLY'S ADDITION TO EAST NASHVILLE AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ELI PHILLIP ARMSTRONG BY DEED FROM JEFFREY THOMAS SEAT, AN UNMARRIED PERSON OF RECORD IN 20020124-0010189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **321 CLEVELAND STREET, NASHVILLE, TN 37201**

(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 26 **day of** June, **2006.**

ELI PHILLIP ARMSTRONG

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ELI PHILLIP ARMSTRONG** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 26 **day of** June, **2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

