(1)

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(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
CLS Investment Properties, Inc.	New Owner	71-9-80, 71-9-82, 71-9-83, 71-9-84, 71-9-85
(NAME)	(NAME)	
709 South Summerfield Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2542		
(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, **Frank Holbert**, 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:

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 21, 22, 23, 24 and 25 on the Map of W.H. Nance's Subdivision of Lot No. 14, Brooklyn Plan, as of record in Book 332, page 14, Register's Office for said County.

Said Lots Nos. 21, 22 and 23 front 100 feet each on the northeasterly side of 3rd Street and run back to a 20-foot alley, lot No. 21 running back 176 feet on the northwesterly line and 175 feet on the southeasterly line, Lot No. 22 running back 175 feet on the northwesterly line and 174 feet on the southeasterly line, and lot No. 23 running back 174 feet on the northwesterly line and 173 feet on the southeasterly line.

Said Lot No. 24 fronts 75 feet on the northeasterly side of 3rd Street and runs back 173 feet to an alley.

Said Lot No. 25 fronts 85.5 feet on the northeasterly side of 3rd Street and runs back 178.3 feet on the northwesterly line and 155.5 feet on the southeasterly line to a dead line.

Being the same property conveyed to Frank Holbert by Deed from The Heirs at Law of E.R. Garrett, deceased, being Donald Barry Garrett and Enoch Ralph Garrett Jr. and Johnny Wayne Garrett, of record in Instrument No. 20020911-0110849, dated September 11, 2002, Register's Office for 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 332, page 14; easement of record in Book 4180, page 203; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1713 3rd 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.

Davidson County DEEDWARR
Recvd: 07/07/06 14:44 2 pgs
Fees:13.00 Taxes:316.35

20060707-0081949

Witness my hand this 30th day of June, 2006.

Frank Holbert

Frank Holbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2006.

Notary Public

WILLIAM C. CARMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:

11-21-2009