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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 08:44 2 pg
Fees:13.00 Taxes:481.00

20070103-0000798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

My Commission Expires St... 008

(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
William S. Russell, et ux.	Same as New Owner	82-3-42
(NAME)	(NAME)	
6675 Beckwith Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 **WILLIAM S. RUSSELL AND WIFE, REBECCA C. RUSSELL**, 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. 27 on the Plan of J. M. Eatherly's Addition to East Nashville as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the northerly margin of Cleveland Street, formerly Taylor Street, and extends back between parallel lines 170 feet to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to CLS Investment Properties, Inc. by Quitclaim Deed from Clarence Summey, married, of record in Instrument No. 2006 112101 44624, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Clarence Summey by Deed from Kevin McKellery, an unmarried man, of record in Instrument No. 20041108-0134455, 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 Grantor; all matters appearing on the Plan of record in Plat Book 57, page 138; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 315 Cleveland 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.

Witness my hand this 28th day of December, 2006.

CLS INVESTMENT PROPERTIES, INC.,
a Tennessee Corporation

By: _____
Clarence Summey, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Clarence Summey**, 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.**, the within named bargainor, a Tennessee Corporation, 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** as such **President**.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of December, 2006.

_____
Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008