# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/07 15:36 2 pg
Fees:13.00 Taxes:296.00

20070409-0042057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2007

Notary Public

MY COMMISSION EXPIRES: July 24, 2008

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE 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. | SAME | 71.15-383.00 |
| (NAME) | (NAME) | |
| 709 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, **Mohawk, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Investment Properties, Inc., a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 143 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mohawk, LLC by Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20010206-0011592, dated January 25, 2001, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Davidson County Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 332, page 40; Easement of record in Book 4479, page 488; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 1210 Meridian 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 2nd day of April, 2007.

Mohawk, LLC, a Tennessee Limited Liability Company

BY: _____, Member Manager
Michaelangelo McCallister, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michaelangelo McCallister, 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 Member Manager of Mohawk, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mohawk, LLC, a Tennessee Limited Liability Company by the said Michaelangelo McCallister as such Member Manager.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 2007.

RACHEL L. CELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: May 23, 2009