WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY 2007.

Notary Public

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

NOTARY PUBLIC AT LARGE — CAROL HUDSON — WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escorw, 2280 Metrocenter Blvd., Suite 200, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS Investment Properties, Inc.	Same	092-01-0-112.00
(NAME)	(NAME)	
709 South Summerfield Dr.		
(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, WE, W & G Construction Co. Inc., 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(s) 6 and the northerly 10 feet of Lot No. 5 and the southerly 40 feet of Lot No. 7, as shown on the map entitled Midway, being a subdivision of Lot No. 32, not of record, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot and part of Lots 5 and 7 front together100 feet on the westerly side of 32nd Avenue North (India Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W & G CONSTRUCTION CO., INC., A TENNESSEE CORPORATION, by deed from LELAND D. WATTS, A MARRIED MAN AND WINNIFRED A. WATTS, HIS WIFE, of record Book 11244, page 293, dated December 8, 1998, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1011 32nd Ave. North, Nashville, TN 37209
(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 5th day of July 2007.

Kimberly O. Moss (vice-president)
Kimberly O. Moss, Vice President

Davidson County DEEDWARR
Recvd: 07/10/07 15:45 2 pgs
Fees:13.00 Taxes:247.90

20070710-0082314

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Kimberly O. Moss, Vice President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Vice President** of **W & G Construction Co., Inc., A Tennessee Corporation** and that he is duly authorized to execute this instrument on behalf of **W & G Construction CO., Inc., A Tennessee Corporation.**

Witness my hand and official seal at Nashville, Tennessee this 5th day of July 2007.

Commission expires:



Tiffany R. Addison

Notary Public