(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

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

Notary Public

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

Davidson County DEEDWARR
Recvd: 07/16/07 08:05 2 pgs
Fees:13.00 Taxes:234.95
20070716-0083984

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS Investment Properties, Inc.	Same	092-01-0-077.00
(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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1124 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

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, Inc., A Tennessee Corporation** and that he is duly authorized to execute this instrument on behalf of **W & G Construction, Inc., A Tennessee Corporation.**

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

Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Tiffany R. Addison
Notary Public

EXHIBIT A

Land is located in the 21st councilmanic District of Nashville, Davidson County, Tennessee being a portion of the railroad right of way of the Old Nashville and West Nashville dummy line, adjacent to Lot Number 13 on the Map of Long and Ashworths Subdivision of Block 24 and pan of 33-40 & 41 as of record in Pint Book 57, page 116, Register's Office for Davidson County, Tennessee, also being known as Parcel 77 on county Property tax Map 92-1 (formerly Parcels 77 and 78 and being more particularly described according to a survey by Wamble and Associates, dated March 30, 1992 (W & A Pile No. 286-0192) as follows:

Beginning at a point said point being an iron rod set on the easterly right of way of 32nd Avenue, North said point being approximately 250 feet from the southeast corner of Centennial Blvd.; thence, following said right of way South 01 degrees 03 minutes 47 seconds East 88.99 feet to an iron rod set; thence North 59 degrees 29 minutes 27 seconds East 172.56 feet to an iron rod set on the westerly margin of an alley thence following said westerly margin North 01 degrees 01 minutes 17 seconds West 4.00 feet to an existing iron rod; thence South 88 degrees 59 minutes 52 seconds West 150.27 feet to the point of beginning containing 6,987 square feet more or less.

Being the same property conveyed to W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION by deed from LELAND D. WATTS, A MARRIED MAN AND WINNIFRED A. WATTS, HIS WIFE of record in Book 11743, page 214, dated November 3, 1999, Register's Office for Davidson County, Tennessee.