WARRANTY DEED

File Number: 70517

ANGELA HARRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Florence Key
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2008.

Angela Harrell
Notary Public

MY COMMISSION EXPIRES: . 4/28/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS Investment Properties, Inc	CLS Investment Properties, Inc	081-11-0-511.00
(NAME) 1620 14th Ave North	(NAME) 1620 14th Ave North	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, Ronald Senter, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLS Investment Properties, Inc, 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:

1620 14th Avenue North, Nashville, TN 37208 **Map 081-11-0 Parcel 511.00**

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 202 on the plan of McGavock, Wetmore and others Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Milbra Altadeen Jordan by Quitclaim Deed from Charles William Jordan recorded on July 10, 1973 in Book 4934 Page 465 in Register's Office for Davidson County, Tennessee.

Milbra Altadeen Jordan having since passed on May 10, 2007 and will probated on August 13, 2007 as of record in the Seventh Circuit Docket #07P960. Having bequeathed said property to Senter Maclin Jordan and Ronald Senter in equal shares. Senter Maclin Jordan having since passed on July 21, 2007 as of record 0704079 in Davidson County Office of Vital Records; his estate open for probate as of record in the Seventh Circuit Docket #08P617. Senter Maclin Jordan interest in said property was conveyed to Ronald Senter as sole heir at law of record in a Probate Court Order Docket #08P617, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1620 14th Ave North, Nashville, TN 37208

(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 15th day of September, 2008.

Ronald Senter

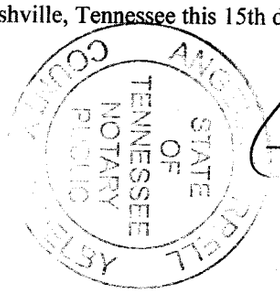
Davidson County DEEDWARR
Recvd: 09/22/08 10:53 3 pgs
Fees:18.00 Taxes:66.60
20080922-0096218

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Senter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ronald Senter executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2008.

Commission expires: 4/28/09



Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Florence King
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012