(1)

BILL GARRETT, Davidson County
Trans: T20100049252 DEEDWARR
Recvd: 08/09/10 14:46 2 pgs
Fees: 13.00 Taxes: 684.50
20100809-0062897

WARRANTY DEED

CAROL L. McARTHUR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(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
Castleridge Properties, LLC	New Owner	105-13-385.00
(NAME)	(NAME)	
1101 Riverside Dr.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Clarence Summey, Jr. and wife, LaQuita Summey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Castleridge Properties, LLC**, 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 the east part of Lot No. 2 on the Plat of the land of Jacob Schmidt Heirs, of record in Book 547, page 120, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the north side of Caruthers Avenue and runs back between parallel lines 194 feet to an alley.

Being the same property conveyed to CLS Investment Properties, Inc(now known as CLS Investment Properties, LLC), by Warranty Deed from Chris Flowers, of record in Instrument No. 20070129-0011810, dated January 26, 2007, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from CLS Investment Properties, LLC to Clarence Summey, Jr. and wife, LaQuita Summey of record in Instrument No. 20100809-0062896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2010, 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 Book 547, page 120, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 920 Caruthers Avenue, Nashville, TN 37204
(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 our hands this 4th day of August, 2010.

Clarence Summey Jr.

LaQuita Summey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey Jr. and LaQuita Summey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of August, 2010.

Notary Public

My Commission Expires:

12-06-2011

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN