File No. 20100103

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100052799 DEEDWARR
Recvd: 08/25/10 10:07 2 pgs
Fees:13.00 Taxes:325.60

20100825-0067219

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST 2010

Debbie A. Treadway
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

DEBBIE A. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cashflow Investments, LLC	Cashflow Investments, LLC	33-15-91
(NAME) 1008 Woods Lake Drive	(NAME) 1008 Woods Lake Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Arthur H. Rawls and Martha C. Rawls, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cashflow Investments, LLC, a Tennessee limited liability company, 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 No. 145 on the Plan of Primrose Acres, Section 2, of record in Book 2900, page 44, Register's Office for said County.

Said Lot No. 145 fronts 90 feet on the southeasterly side of Woods Lake Drive and extends back 242 feet on the northeasterly line and 237 feet on the southwesterly line to a dead line measuring 90:1 feet thereon.

Being the same property conveyed to Arthur H. Rawls and wife, Martha C. Rawls by deed from William E. Hildebrand and wife, Betty Ann Hildebrand dated August 24, 1968 of record in Book 4265, Page 751, Reigster's Office for Davidson County, Tennessee.

Arthur Michael Rawls executed this instrument on behalf of Arthur H. Rawls, pursuant to a Power of Attorney of record in Book *, page _____, Register's Office, Davidson County, Tennessee.

*20100825-0067218

Arthur Michael Rawls executed this instrument on behalf of Martha C. Rawls, pursuant to a Power of Attorney of record in Book *, page _____, Register's Office, Davidson County, Tennessee.

*20100825-0067217

unimproved ☐

This is improved ☒ property, known as 1008 Woods Lake Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20100103

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 6th day of August, 2010.

Arthur H. Rawls by Arthur Michael Rawls, Attorney In Fact

Martha C. Rawls by Arthur Michael Rawls, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Michael Rawls, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Arthur H. Rawls as his Attorney in Fact as the free act and deed of the within named Arthur Michael Rawls.

Witness my hand and official seal this 6th day of August, 2010.

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

Commission expires:

4/23/2013

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Michael Rawls, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Martha C. Rawls as her Attorney in Fact as the free act and deed of the within named Arthur Michael Rawls.

Witness my hand and official seal this 6th day of August, 2010.

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires

Commission expires:

4/23/2013

Notary Public