WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100077740 DEEDWARR
Recvd: 12/09/10 14:16 2 pgs
Fees:13.00 Taxes:429.20
20101209-0098235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

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

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
Emily Addington and Donna Addington	New Owner	82-03-0-422.00
(NAME)	(NAME)	
321 Cleveland Street		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(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, **CLS Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Addington and Donna Addington,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot 30 on the plan of J.M. Eatherly's Addition to East Nashville as shown on plat of record in Plat Book 57, page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to CLS Investment Properties, Inc. by Warranty Deed from Eli Phillip Armstrong, of record in Instrument No. 20060628-0077390, dated June 26, 2006, Register's Office for Davidson County, Tennessee. CLS Investment Properties, Inc. is now known as CLS Rental Properties, LLC as shown in Instrument No 20091211-0113309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; all matters appearing on the Plan of record in Plat Book 57, page 138; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 321 Cleveland Street, Nashville, Tennessee 37207

(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 24th day of November, 2010.

CLS Rental Properties, LLC

By: _____
Clarence Summey Jr., President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county, personally appeared Clarence Summey Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CLS Rental Properties, LLC, a Tennessee limited liability company the within named bargainor, a Tennessee limited liability company, and that as such President of CLS Rental Properties, LLC being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President of CLS Rental Properties, LLC.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of November, 2010.

_____
Notary Public

My Commission Expires: 12-6-2011

SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN