WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires July 4, 2017

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
Lawrence William Trom	Lawrence William Trom	082-03 421.00
(NAME)	(NAME)	
317 Cleveland Street	317 Cleveland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 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, I, **CLS Rental Properties, LLC**, a Tennessee limited liability company, f/k/a CLS Investment Properties, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lawrence William Trom and Sandra Sue Trom**, 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:

Being Lot No. 28 in Jack Eatherly's Addition to East Nashville, of record in Book 57, page 138, Register's Office for said County. Said Lot No. 28 fronts 50 feet on the north side of Cleveland Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to CLS Investment Properties, Inc., a Tennessee corporation, by Warranty Deed from Warren E. Dean and wife, Kimberly Y. Dean, dated February 23, 2007, of record in Instrument No. 20070306-0027605, Register's Office for Davidson County, Tennessee. CLS Investment Properties, Inc. is now known as CLS Rental Properties, LLC, a Tennessee limited liability company, as shown in Articles of Organization of record in Instrument No. 20091211-0113308, Register's Office for Davidson County, Tennessee and Certificate of Conversion in Instrument No. 20091211-0113309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 317 Cleveland Street, Nashville, TN 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.

BILL GARRETT, Davidson County
Trans:T20140025827 DEEDWARR
Recvd: 04/16/14 14:42 2 pgs
Fees:13.00 Taxes:610.50

20140416-0031941

Witness my hand this 14th day of April, 2014.

CLS Rental Properties, LLC, a Tennessee limited liability company, f/k/a CLS Investment Properties, Inc.

By: _____
Clarence Summey, Jr., President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the President of CLS Rental Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Senior Vice President of Special Assets/Operations & H.R, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of CLS Rental properties, LLC, by the said Clarence Summey, Jr., James Kuntz as such Senior Vice President of Special Assets/Operations & H.R.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2014.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017