BILL GARRETT, Davidson County
Trans: T20150050260 DEEDWARR
Recvd: 06/23/15 15:42 3 pgs
Fees: 18.00 Taxes: 2775.00
20150623-0060230

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bentley Investments, LLC	Bentley Investments, LLC	105-07 365.00
(NAME)	(NAME)	
1305 Riverwood Dr.	1305 Riverwood Dr.	105-07 366.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	105-07 367.00
(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 and CLS Rental Properties, LLC, a Tennessee limited liability company (formerly known as CLS Investment Properties, Inc., a Tennessee corporation),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bentley 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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; as to First Tract and Second Tract, all matters appearing on the Plan of record in Plat Book 57, page 115; as to Third Tract, all matters appearing on the Plan of record in Plat Book 1, page 109, Chancery Court for Davidson County, Tennessee; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 122 Rains Avenue, Nashville, TN 37203
124 Rains Avenue, Nashville, TN 37203
126 Rains Avenue, Nashville, TN 37203

(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 19th day of June, 2015.

Clarence Summey

CLS RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (FORMERLY KNOW AS CLS INVESTMENT PROPERTIES, INC., A TENNESSEE CORPORATION)

By: Clarence Summey
Its: Chief Manager

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of June, 2015.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey, 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 Chief Manager of CLS Rental Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Clarence Summey as such Chief Manager.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of June, 2015.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, State of Tennessee, described as follows, to-wit:

FIRST TRACT:

BEING Lot No. 17 in the B.F. Brown's Subdivision of the Rains property, a plan of which is of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the easterly side of Rains Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Clarence Summey, a married person, by Warranty Deed dated May 20, 2013, from Owen Rogers and wife, Joyce B. Rogers, Trustees under their Declaration of Trust dated June 3, 1985, of record in Instrument No. 20030522-0069991, Register's Office for Davidson County, Tennessee.

SECOND TRACT:

Being Lot No. 18 on the Plan of B.F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, page 115, Register's Office for said County.

Said Lot No. 18 fronts 64 feet on the easterly side of Rains Avenue and runs back between parallel lines with the northerly margin of an alley 200 feet to another alley.

Being the same property conveyed to Clarence Summey, married, by Warranty Deed dated May 20, 2003, from Owen Rogers and Joyce B. Rogers, Trustees under the Declaration of Trust dated June 3, 1985, of record in Instrument No. 20030522-0069987, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to CLS Investment Properties, Inc. by Quitclaim Deed from Clarence Summery, dated April 28, 2008, of record in Instrument No. 20080502-0045525, Register's Office for Davidson County, Tennessee.,

THIRD TRACT:

Land in Davidson County, Tennessee, being the part of Lot No. 19 on the Map of the Rains Spring Plan, as of record in Plan Book 1, page 109, Chancery Court at Nashville.

Said Lot No. 19 fronts 50 feet on the easterly side of Rains Avenue, as widened, and runs back between parallel lines, with the southerly margin of an alley, 198 1/2 feet, more or less, to an alley in the rear.

Being the same property conveyed to Clarence Summey by Warranty Deed from Owen Rogers, dated January 22, 2004, of record in Instrument No. 20040123-0009122, Register's Office for Davidson County, Tennessee. See approved plan in Federal Bankruptcy Case #11-06330, Middle District of Tennessee at Nashville for the removal of that deed of trust recorded in Instrument No. 20090813-0076254, Register's Office for Davidson County, Tennessee.