THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $362,500.00. Affiant Subscribed and sworn to before me, this 4th day of January, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160001908 DEEDWARR
Recvd: 01/08/16 12:09 2 pgs
Fees:13.00 Taxes:1341.25
20160108-0002098

WARRANTY DEED

Address New Owner: Cassidy T. Wellons and William T. Wellons 317 CLEVELAND ST Nashville TN 37207-5750	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08203042100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence William Trom and Sandra Sue Trom, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cassidy T. Wellons and William T. Wellons, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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.

Being the same property 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 Investments 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.

Being the same property conveyed to Lawrence William Trom and Sandra Sue Trom by Warranty Deed from CLS Rentals, LLC, a Tennessee limited liability company, f/k/a CLS Investments Properties, Inc., recorded on the 16th day of April, 2014 in Instrument No. 20140416-0031941, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JACK EATHERLY'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 138.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 317 CLEVELAND ST Nashville TN 37207-5750

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2016.

Lawrence William Trom by Caroline Votta
Lawrence William Trom by Caroline Votta
Attorney in Fact attorney in fact

Sandra Sue Trom by Caroline Votta
Sandra Sue Trom by Caroline Votta
Attorney in Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caroline Votta, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Lawrence William Trom and Sandra Sue Trom, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of January 2016.

Notary Public

WILLIAM T. CHAPMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018