WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/16 14:50 2 pgs
Fees:13.00 Taxes:333.00
20160427-0041145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF April, 2016

Notary Public

MY COMMISSION EXPIRES: 05-08-2017

(AFFIX SEAL)

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLS Rental Properties, LLC	CLS Rental Properties, LLC	06907004700
(NAME)	(NAME)	
P.O. Box Box 325	P.O. Box Box 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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 HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alfonso P Johnson Jr.** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Rental Properties, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, dated June 7, 1960, as follows:

Beginning at an iron pin in the northeasterly margin of Hydes Ferry Pike, said pin being 35 feet northeasterly from southwest corner of the property conveyed to Thomas K. Sanders and wife, Carol M. Sanders, by deed from C. B. Taylor and wife, of record in Book 3074, page 271, Register's Office for Davidson County, Tennessee; thence with the northeasterly margin of Hydes Ferry Pike, South 49° east 67.4 feet to an iron pin; thence North 44° 45' East 178 feet to an iron pin; thence northwesterly 82 feet to an iron pin; thence southwesterly 192.2 feet to an iron pin in the northeasterly margin of Hydes Ferry Pike, the point of beginning.

Being the same property conveyed to RUTH ELLENE JOHNSON, TRUSTEE, by deed from SADIE GALLOWAY JOHNSON, EXECUTRIX OF THE ESTATE OF ALFONSO PERRY JOHNSON, SR., DECEASED, of record in Book 11330, page 452, dated February 4, 1999, said Register's Office. Being further conveyed to ALFONSO P. JOHNSON, JR., by Quitclaim Deed from RUTH ELLENE JOHNSON, TRUSTEE OF THE TRUST B UNDER THE LAST WILL AND TESTAMENT OF ALFONSO JOHNSON, JR., of record in Instrument No. 20091216-0114516, dated December 10, 2009, said Register's Office.

This Porperty is commly Known as 4222 Ashland City Hwy., Nashville, TN 37218.

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.

Executed by my hand this 20th Day of April 2016.

Alfonso P Johnson Jr., Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Alfonso P Johnson Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 20th Day of April 2016.

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE