BILL GARRETT, Davidson County
Trans:T20160115092 DEEDWARR
Recvd: 12/30/16 12:56 3 pgs
Fees:18.00 Taxes:555.00
20161230-0137450

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168371

**WARRANTY DEED**

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2016.

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 321 Cleveland Street LLC<br>P.O. Box 150585<br>Nashville, TN 37215-0585 | Same address as new owner | 082-03-0-422.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EMILY ADDINGTON AND DONNA ADDINGTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **321 CLEVELAND STREET LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further 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 that same property conveyed to Emily Addington and Donna Addington by deed from CLS Rental Properties, LLC, a Tennessee limited liability company, dated November 24, 2010 and recorded at Instrument #20101209-0098235, said Register's Office.

The address of the herein described property is believed to be 321 Cleveland Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, effective this the 20th day of December, 2016.

**EMILY ADDINGTON**

STATE OF Missouri
COUNTY OF St. Louis city

Personally appeared before me, a Notary Public, Emily Addington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of December, 2016.

Laura Kveton
Notary Public Notary Seal
State of Missouri County of St. Louis City
My Commission Expires 05/21/2019
Commission # 15635625

Laura Kveton
Notary Public

Laura Kveton
Printed Notary Name

My commission expires: 5.21.19

Donna Addington
**DONNA ADDINGTON**

STATE OF North Dakota
COUNTY OF Ward

Personally appeared before me, a Notary Public, Donna Addington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of December, 2016.

RANDIE MUSIC
Notary Public
State of North Dakota
My Commission Expires July 8, 2022

Randie Music
Notary Public

Randie Music
Printed Notary Name

My commission expires: July 8, 2022