BILL GARRETT, Davidson County
Trans:T20170032280 DEEDWARR
Recvd: 04/18/17 09:33 2 pgs
Fees:13.00 Taxes:1302.40
20170418-0037496

# WARRANTY DEED

Julie Hamilton State of Tennessee Notary Public Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $352,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2017.

Notary Public

My commission expires 7/3/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Barbara Jodoin<br>Richard Wyse | Same as new owner | Map 082-03-0 Parcel 419.00 |
| 313 Cleveland Street | | |
| Nashville, Tennessee 37027 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jennifer Donnelly, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Barbara Jodoin and Richard Wyse, both unmarried**

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:

**Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of J.M. Eatherley's Addition to East Nashville, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Jennifer Donnelly, by Deed dated August 22, 2014 from CLS Rental Properties, LLC, a Tennessee limited liability company (formerly known as CLS Investment Properties, Inc., a Tennessee corporation), of record in Instrument No. 20140828-0078528, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 57, Page 138, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as 313 Cleveland Street, Nashville, Tennessee 37027

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 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 my/our hand(s) this **11th** day of **April, 2017.**

**Jennifer Donnelly**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jennifer Donnelly,** the within named seller, 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 official seal at Nashville, Tennessee, this **11th** day of **April, 2017.**

**Notary Public**

**My Commission Expires:** 7-3-17

