This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 07212009200

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
CLS Rental Properties, LLC
P.O. Box 325
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **HENRY DOBBINS AND CHANNETTE DOBBINS, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CLS RENTAL PROPERTIES, LLC a Tennessee limited liability company (formally known as CLS Investment Properties, Inc., a Tennessee Corporation),** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 64, on the Plan of Dalewood, Section I, as shown by plat appearing of record in Book 1424, page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Henry Dobbins, a married man, by Warranty Deed from Tina S. Williams, unmarried, dated August 4, 2003, appearing of record in Instrument No. 20030807-0112915, of the Register's Office of Davidson County, Tennessee. Henry Dobbins, Sr and Henry Dobbins are one in the same.

THIS CONVEYANCE IS SUBJECT TO:

2017 Real Property Taxes are a lien not yet due and payable until October 1, 2017.; Subject to all matters shown on the Plan of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee.

This is improved property known as 2109 Pinewood Road, Nashville, TN, 37216.

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

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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

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

BILL GARRETT, Davidson County
Trans:T20170042651 DEEDWARR
Recvd: 05/19/17 08:46 2 pgs
Fees:13.00 Taxes:599.40
20170519-0049713

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 12th day of May, 2017.

Henry Dobbins, Sr.

Channette Dobbins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Henry Dobbins, Sr. and Channette Dobbins, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 12th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of May, 2017.

NOTARY PUBLIC

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

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