RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170043652 DEEDWARR
Recvd: 05/23/17 09:59 2 pgs
Fees:13.00 Taxes:1221.00
20170523-0051018

ADDRESS NEW OWNER:
Ryan Paige
~~XXXXCleveland Street~~
~~Nashville, TN 37207-5442~~
802 S 18th St.
Nashville, TN 37206

SEND TAX BILL TO:
SAME AS NEW OWNER

MAP/PARCEL 082-03-0-158.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clinton Ryan Daniel, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ryan Paige, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 1, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for said County, described as follows:

Beginning at the Northwest corner of Cleveland and Stockell Streets; thence with the Westerly margin of Stockell Street Northwardly 150 feet to the Southerly margin of an alley; thence with said alley Westwardly 63 1/4, more or less, to the Northeast corner of the property conveyed to J. R. Lanier, et al by deed from A.C. Webb and wife, of record in Book 353, page 625, said Register's Office; thence with said Lanier's Easterly line Southwardly 150 feet to the Northerly margin of Cleveland Street thence with said Street Eastwardly 63 1/4 feet, more or less, to the beginning.

Being the same property conveyed to Clinton Ryan Daniel, single man by Warranty deed 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. 20141110-0103612 Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 10, 2014.

This is improved property known as: **213 Cleveland Street, Nashville, Tennessee 37207-5442**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of May, 2017.

WITNESS MY HAND on this the 15th day of May, 2017

Clinton Ryan Daniel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clinton Ryan Daniel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of May, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of May, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No: 170327