Bill Garrett Davidson County
Batch# 41165 DEEDWARR
12/27/2017 10:52:28 AM 2 pgs
Fees: $13.00 Taxes: $344.10
20171227-0131075

WARRANTY DEED

2017-1012

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of December, 2017.

(Affix Seal) Notary Public
My Commission Expires: 5/6/19

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Music City Holdings, LLC 1718 25th Avenue N Nashville, TN 37208	SAME	081 10 0 182.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **CLS Rental Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Music City Holdings, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1718 25th Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 106, on the Map of Cobb's Subdivision of Lot No. 6, of the Harding Bosley Tract as of record in Book 161, page 155; Register's Office for said County, described as follows:

Said Lot No. 106 Fronts 50 feet on the easterly side of 25th Avenue, North and runs back between parallel line 150, feet to an alley.

Being the same property conveyed to CLS Rental Properties, LLC from CLS Investment Properties, Inc. by Quitclaim Deed dated December 12, 2017 and recorded _____ in Instrument No 20171227-0131074, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1718 25th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 21st day of December, 2017

CLS Rental Properties, LLC
By: Clarence Summey, Jr., Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Clarence Summey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of **CLS Rental Properties, LLC**, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **CLS Rental Properties, LLC**, as Managing Member.

Witness my hand and seal this 21st day of December, 2017.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

