Karen Y Johnson Davidson County
Batch# 180612 DEEDWARR
01/04/2019 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190104-0001120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$166,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES: 05-03-2021

(AFFIX SEAL)

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
CLS Rental Properties LLC	Same as new Owner	09202035200 (2502) and 09202035300 (2506)
(Name)	(Name)	
P. O. Box 325		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GWENDOLYN THOMAS-BEASLEY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS RENTAL PROPERTIES LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit A

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, their heirs and assigns forever, and we do covenant with 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.

Executed by my hand this 2nd Day of Oct. 2018.

Gwendolyn Thomas-Beasley

STATE OF Tennessee
County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Gwendolyn Thomas-Beasley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd of October, 2018.

Notary Public

My Commission Expires:

(SEAL)

ANDRE B JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

EXHIBIT "A"

TRACT 1:

Land in Davidson County, Tennessee, being part of Lots 5 and 6 on the Map of Fisk University's Subdivision of the Burrus Tract, not of record as described as follows:

BEGINNING at a point in the northerly margin of Meharry Boulevard, 422.5 feet east of the northeast intersection of said Boulevard, and 26th Avenue North being the common corner of Lots 4 and 5; thence with the line, between said lots, northwardly 58.8 feet to the right of way of the controlled access highway; thence with the same, North 65° 00' 29" East 83.66 feet to the line between Lots 6 and 7; thence with the line between said lots, southerly 84.19 feet to a point in the northerly margin of Meharry Boulevard; thence with the same, westerly 80 feet to the point of beginning.

Being the same property conveyed to W. M. THOMAS, by deed from BETTY SMITH, NOW WOODARD, of record in Book 4181, page 317, dated October 13, 1967, said Register's Office. Maceo Thomas, an unmarried man, a/k/a W.M. Thomas has created a joint tenancy with rights of survivorship, in said property with Willard M. Thomas, III by quitclaim deed of record in Book 5272, page 70, dated April 12, 1979, said Register's Office. Willard M. Thomas, III has since conveyed his interest in said property to W. M. Thomas by quitclaim deed of record in Book 5723, page 611, dated November 29, 1979, said Register's Office. W. M. Thomas subsequently created a tenancy by the entirety in said property with Gwendolyn Thomas by deed of record in Book 5728, page 414, dated March 24, 1981, said Register's Office. W. M. Thomas has since died leaving Gwendolyn Thomas as the surviving tenant by the entirety. Gwendolyn as subsequently married and is now known as GWENDOLYN THOMAS-BEASLEY.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly part of Lots 3 and 4 on the unrecorded Plan of the Fisk University Subdivision of the Burrus Tract.

Said property fronts 80 feet on the northerly side of Meharry Boulevard and runs back 58.80 feet on the easterly line and 29.40 feet on the westerly line to the Interstate Highway and measures 84.92 feet.

Being the same property conveyed to W. M. THOMAS, by deed from DR. H. D. WEST AND WIFE, JESSIE P. WEST, of record in Book 4343, page 532, dated June 19, 1969, said Register's Office. W. M. Thomas has since died testate devising said property to his wife, Gwendolyn Marguerita Thomas by will of record in Will Book 197, page 388, Probate Court for Davidson County, Tennessee. Gwendolyn Marguerita Thomas has subsequently married and is now known as Gwendolyn Thomas-Beasley.

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020