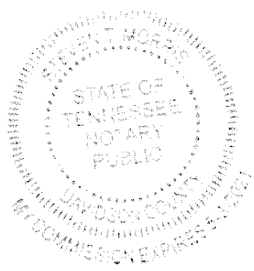
Karen Johnson Davidson County
Batch# 381898 DEEDWARR
04/06/2020 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200406-0036179

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $200,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 31st day of March, 2020.<br><br>Notary Public<br><br>My commission expires: 5-3-21 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Scott Robert Kendall<br>Jacquelyn R. Kendall | Bank of America, NA | 150-07-0-012.00 |
| 3228 New Towne Road | 4909 Savarese Circle | |
| Nashville, TN 37013 | Tampa, FL 33634 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CSL CAPITAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ROBERT KENDALL AND JACQUELYN R. KENDALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 96 on the Plan of Section One Towne Village of The Country of record in Plat Book 5200, Page (s) 55 and 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CSL Capital, LLC, a Arizona Limited Liability Company by Warranty deed from Tamara Nelson and husband, James M. Nelson of record in Instrument No. 20150901-0088860 Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on September 01, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3228 New Towne Road, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2020.

**CSL Capital, LLC, an Arizona Limited Liability Company**

**By:** _____
**Chuck Fai Chan, Administrative Member**

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~DAVIDSON~~ Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chuck Fai Chan, Administrative Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Administrative Member of CSL Capital, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this ~~27th~~ 26th day of March, 2020.

_____
Notary Public

My Commission Expires: 4/30/2022

William Morwood
Notary Public
Maricopa County, Arizona
My Comm. Expires 04-30-22

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

