WARRANTY DEED

Karen Johnson Davidson County
Batch# 392732 DEEDWARR
04/28/2020 12:40:14 PM 2 pgs
Fees: $13.00 Taxes: $1,002.33
20200428-0044259

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,900.00

Molly Spitznagel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF April, 2020.

Janderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Segun Akinsola and Olutiwa Akinsola	Segun Akinsola and Olutiwa Akinsola	
(NAME) 754 Vernon Ave.	(NAME) 754 Vernon Ave.	091050C75400CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLN Legacy Holdings, LLC, Trustee of The SIG Rentals Land Trust, ,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Segun Akinsola and Olutiwa Akinsola, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. 754 of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Vernon Avenue Townhomes of record in Instrument No. 20061024-0131877, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to CLN Legacy Holdings, LLC, Trustee of the Sig Rentals Land Trust by Quitclaim Deed from Karin Davis, unmarried of record in Instrument No. 20200128-0010110, Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on January 28, 2020. The above mentioned The SIG Rentals Land Trust agreement dated January 1, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those of record in Instrument No. 20061024-0131878, 20061025-0132304, in Book 4304, Page 418,Book 4301, Page 52, Instrument No. 20060228-0022628, 20060309-0027613, 20060509-0053837, 20060912-0112820; and Book 4015, Page 69, 20060309-002761. 20060825-0105279, 20050811-0095439, located in the Register's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 754 Vernon Ave Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 27th day of April, 2020.

CLN Legacy Holdings, LLC, TRUSTEE, Of The SIG Rentals Land Trust

Karin Davis, Managing Member of CLN Legacy Holdings, LLC, As Trustee of The SIG Rentals Land Trust

by: Karin Davis, Managing Member of CLN Legacy Holdings, LLC, AS TRUSTEE OF The SIG Rentals Land Trust

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared Karin Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of **CLN Legacy Holdings, LLC AS TRUSTEE FOR The SIG Rentals Land Trust,** the within named bargainer, and that she as such TRUSTEE executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer as Managing Member of CLN Legacy Holdings, LLC, AS TRUSTEE OF The SIG Rentals Land Trust

Witness my hand and seal, at office, this 27 day of April, **20** 20.

NOTARY PUBLIC

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021