WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Modern Homes LLC, a Tennessee limited liability company	Modern Homes LLC, a Tennessee limited liability company	081-03-0-224.00
(NAME)	(NAME)	
1801 12th Avenue S	1801 12th Avenue S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 622115 **DEEDWARR**
04/26/2021 10:19:09 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20210426-0054977

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, **CLS Rental Properties, LLC, a Tennessee limited liability company (formerly known as CLS Investment Properties, Inc., a Tennessee corporation),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Modern Homes LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, 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. 18, on the Plan of C.E. Raymond's Plan, as shown on plat of record in Plat Book 57, Page 63, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said Lot No. 18 fronts 50 feet on the easterly side of 12th Avenue, formerly Sangster Street, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to CLS Investment Properties Inc. by Successor Trustee's Deed, dated December 2, 2008, of record in Instrument No. 20081205-0118102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 63, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 2122 12th Avenue N, Nashville, TN 37208
(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/our hands this 21st day of April, 2021.

CLS RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (FORMERLY KNOWN AS CLS INVESTMENT PROPERTIES, INC., A TENNESSEE CORPORATION)

By: Clarence Summey
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of CLS Rental Properties, LLC, a Tennessee limited liability company (formerly known as CLS Investment Properties, Inc., a Tennessee corporation) and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 21st day of April, 2021.

Notary Public
My Commission Expires: _____

File No.: 34112

