(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-14-2023

(AFFIX SEAL)

LR-SB-CLS-21-3303

THIS INSTRUMENT WAS PREPARED BY

mail → BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 647138 **DEEDWARR**
06/01/2021 01:31:00 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20210601-0073179

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	S)
CLS Rental Properties, LLC	**New Owner**	
(NAME)	(NAME)	**050-11-0-054.00**
709 South Summerfield Dr.		
(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 hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUNICE JUNIOR HYDE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLS RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 599 on the Plan of Parkwood Estates, Section Four as of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 599 fronts 70.0 feet on the Westerly margin of Eaglewood Lane and runs back between lines, the Northerly line being 136.6 feet and the Southerly line being 135.05 feet to a broken line in the rear measuring 108.05 feet thereon.

Being the same property conveyed to Eunice Junior Hyde and wife, Reta Hyde by Warranty deed from Joe Seigenthaler and wife, Charlene Cobb Seigenthaler of record in Book 9817, page 436, Register's Office for Davidson County, Tennessee, dated October 02, 1995 and recorded on October 04, 1995.
The said Reta Hyde having since died on June 18, 2003 leaving Eunice Junior Hyde as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 79 and 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3434, Page 270, amended in Book 3616, Page 269 and Book 3702, Page 519, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3303 Eaglewood Ln, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF MAY, 2021.

X Eugene Junior Hyde

Eunice Junior Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUNICE JUNIOR HYDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212