Davidson County DEEDWARR
Recvd: 07/23/07 15:27 2 pgs
Fees:13.00 Taxes:236.80

20070723-0087404

WARRANTY DEED

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 3, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ 64,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES: 1/3/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CB Investments, LLC, 4525 Harding Road, Suite 257, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heritage House Designs, LLC (NAME)	SAME (NAME)	Map & Parcel 71-11: 85.00
1113 Marion Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (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 ACKNOWLEDGE, We, CB Investments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heritage House Designs, LLC

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 part of Lot No. 2 on the Plan of The Ogden Property, of record in Plan Book 1, Page 115 and 133, and being the westerly 50 feet of Lot No. 1 on the survey of Part of said Lot No. 2 for W. West made by Z.J. Wilkinson, Surveyor, July 22, 1952 and described according to said survey as follows:

Beginning at a point on the northerly margin of Edith Avenue, 401 feet westerly from the westerly margin of Lischey Avenue, thence with said Avenue westerly 50 feet; thence N 5 deg. 45' E 167 feet to an iron pin in the southerly line of Lot No. 3; thence with the line between Lots Nos. 1 and 3, S 80 deg. 30' E. 50 feet; thence southwardly 163 feet, more or less, to the beginning.

Being the same property conveyed to CB Investments, LLC by Deed in Lieu of Foreclosure of record in Instrument No. 20070723-0087403, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 336 Edith Avenue, Nashville, TN 37207
(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 19th day of July, 2007

CB Investments, LLC

By:
Richard Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the manager of CB Investments, LLC, the within named bargainor, a limited liability company, and that as such manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as manager.

Witness my hand and official seal at office this 19 day of July, 2007.

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 3, 2011

Notary Public