BILL GARRETT, Davidson County
Trans: T20090049306 DEEDWARR
Recvd: 07/22/09 08:52 2 pgs
Fees: 13.00 Taxes: 194.25
20090722-0068593

WARRANTY DEED

BARBARA S. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/12
(AFFIX SEAL)

My Commission Expires MAY 8, 2012

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton Archibald	SAME	081-12-0-169.00
(NAME)	(NAME)	
1605 9th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 09-0819

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/ we CB Investments, LLC** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Alton Archibald, unmarried hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 189 on the Plan of McGavock, Wetmore and Other's First addition to Nashville, Called the Town of McGavock, as of record in Book 21 ,page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 189 fronts 50 feet on the westerly side of 9th Ave. North and runs back between lines 150 feet to an alley,

Being the same property conveyed to CB Investments, LLC by Special Warranty deed from Stephen C. Small Substitute Trustee of record Instrument # 20090609-0053456. Register's Office for Davidson County, Tennessee.

This instrument was prepared by information provided by the parties, Covenant Title & Escrow, LLC did not search or insurance the property or owner.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1605 9th Ave. North , 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of July , 2009.

CB Investments, LLC
By: Richard Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for 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 his oath(s) acknowledged himself to be the Manager **of CB Investments, LLC,** the within named bargainor, a corporation, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of July , 2009.

My Commission Expires:
5/8/12
Barbara S. Turner
Notary Public

BARBARA S. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012