WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/11 16:09 2 pgs
Fees:13.00 Taxes:175.75
20110131-0008663

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $47,500.00.

Affiant

Subscribed and sworn to before me this 26 day of January, 20 11.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Paddison	SAME	072-14-0-327.00 and 072-14-0-437.00
926 Van Leer Drive		
Nashville, TN 37220		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **CB Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Paddison and Teresa George, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 1 and 2 on the plan of Final Partition and Subdivision Plat of Lots 11 and 12 and the Northerly 30 feet of Lots 7 and 8, Block "B", Belle Forest No. 2, of record in Instrument Number 200904161-0034748, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CB Investments, LLC, by deed from Praxis Property Investments, LLC and Elaine G. Allen, individually, on September 24, 2010, of record in Instrument Number 20100929-0077479, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Instrument Number 20080813-0083205, Register's Office Davidson County, Tennessee.

This is improved property known as: **1414 and 1416 Chester Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 28, 2011.

CB Investments, LLC

By Rich Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of January, 2011, before me, appeared Rich Harris to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Managerof CB Investments, LLC. and that the seal affixed to said instrument is the corporate seal of said limited liability corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Rich Harris acknowledged said instrument to be the free act and deed of said limited liability corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY