WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015764 DEEDWARR
Recvd: 03/05/12 08:34 2 pgs
Fees:13.00 Taxes:518.00
20120305-0018737

DANA DELWORTH
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, $140,000.00.

Affiant

Subscribed and sworn to before me this 24th day of February, 2012.

Notary Public
My Commission expires: 01/07/2013
(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:
Kelley A. Young	Fifth Third Mortgage Co.	082-12-0-083.00
109 Neill Avenue	5001 Kingsley Dr.	
Nashville, TN 37206	Cincinnati, OH 45227	

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 **Kelley A. Young**, unmarried, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of Neill S. Brown to East Nashville, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee,and also of record in Plat Book 2, page 100, Chancery Court, described as follows:

Beginning at a point in the northeasterly margin of Neill Avenue at the intersection of the southeasterly line of a 15 foot alley, being the first alley northwest from Silverdene Place, formerly Ramsey or Georgia Street; thence northeasterly 195 feet to a point in the margin of another alley; thence with margin of said last mentioned alley, southeasterly 65 feet, more or less to a point; thence southwesterly 195 feet to the northeasterly margin of Neill Avenue; thence with the margin of the same northwesterly 65 feet to the beginning.

Being the same property conveyed to Phillip Wright, by deed from GreenBank, on June 24, 2011, of record in Instrument Number 20110719-0055045, Register's Office for Davidson County, Tennessee. And further conveyed to CB INvestments, LLC by Quitclaim Deed from Phillip Wright of record in Instrument Number 20120105-0001214, said Register's Office.

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 Book 57, page 50, and Book 2, page 100, Chancery CourtRegister's Office DAvidson County, Tennessee.

This is improved property known as: **109 Neill 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 February 24, 2012.

CB Investments, LLC

By Rich Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of February, 2012, 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 Manager of CB Investments, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Rich Harris acknowledged said instrument to be the free act and deed of said corporation (or association).

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

NOTARY PUBLIC

My Commission Expires:

7/6/15

