Davidson County DEEDWARR
Recvd: 04/30/14 08:30 3 pgs
Fees:18.00 Taxes:146.15
20140430-0036092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 39,500.00

Vivian Y. Lamb
Affiant

Subscribed and sworn to before me, this

Notary Public

My commission expires: 03-01-2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROSETTA BARBOUR	CB Investments, LLC	**05010011400**
3323 CHESAPEAKE CIRCLE	4525 Harding Road Suite 257	
NASHVILLE, TN 37207	Nashville, TN 37205	

FOR AND IN 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,

VIVIAN Y. LAMB (F/K/A VIVIAN Y. SCRUGGS), MARRIED

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

ROSETTA BARBOUR AND STACY SELLERS

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:

BEING LOT NO. 54-B REVISED ZONE LOT DIVISION LOTS 54 & 58, CHESAPEAKE HOMES, SECTION 3, AS OF RECORD IN BOOK 6250, PAGE 183, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO VIVIAN Y. SCRUGGS, UNMARRIED, BY DEED FROM AMERICO FINANCIAL ASSOCIATES, INC., DATED 11/30/1984 AND RECORDED ON 12/10/1984 IN BOOK 6443, PAGE 878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $48,900.00. VIVIAN Y. LAMB (F/K/A VIVIAN Y. SCRUGGS) HAVING SINCE MARRIED KEVEN L. LAMB. KEVEN L. LAMB JOINS IN THIS CONVEYENCE TO TRANSFER ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THIS PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3323 CHESAPEAKE CIRCLE, NASHVILLE, TN 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 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 in 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/our hand(s) this .

Vivian Y Lamb (F/K/A) Vivian Y. Scruggs
VIVIAN Y. LAMB (F/K/A VIVIAN Y. SCRUGGS)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, VIVIAN Y. LAMB (F/K/A VIVIAN Y. SCRUGGS), the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this .

Notary Public

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03-01-16

Witness my/our hand(s) this .

Keven L. Lamb by Vivian Y Lamb Attorney-In-Fact
KEVEN L. LAMB BY VIVIAN Y. LAMB,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vivian Y. Lamb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Keven L. Lamb, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

20140430-0036091

Witness my hand and official seal at office, this 22nd day of April 2014

Notary Public

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03-01-16

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, Carl E. Dunphy, II, 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: 1-6-2015

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE