This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/17/14 16:03 3 pgs
Fees:18.00 Taxes:518.00
20141117-0106002

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
CB&P Group, LLC **4108 Utah Avenue** **Nashville, Tenn. 37209**	**New Owner**	**91-07-026.00**

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That **Deny Kenide Argueta, unmarried,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **CB&P Group, LLC** , (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lots Nos. 1306 and 1308 of Block 35, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 1306 and 1308 front together 50 feet on the southerly side of Pennsylvania Avenue and run back together between parallel lines 150 feet to an alley.

Being the same property conveyed to Deny Kenide Argueta by Quitclaim Deed from Fredy A. Argueta, dated August 26, 2008, of record as Instrument No. 20141117-0106001 **, Register's Office of Davidson County, Tennessee.**

This is improved property which bears the address of: 5403 Pennsylvania Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **14th** day of **November, 2014.**

Deny Kenide Argueta

Deny Kenide Argueta

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Deny Kenide Argueta,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentood, Tennessee, on this **14th** day of **November, 2014.**

Notary Public

Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of TENNESSEE

County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$140,000.00**.

Sworn to and subscribed before me this **14th** day of **November, 2014.**

Affiant

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

