Prepared by:
Mark B. Leedom, Esq.
Ally Title, LLC
310 Billingsly Court
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $259,000.00

Affiant

Subscribed and sworn to before me, this 13th day of March, 2015.

Notary Public
My commission expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Magdeline McGee 5403 Pennsylvania Avenue Nashville, TN 37209	~~New Owner~~ F&M Bank 50 Franklin Street Clarksville, TN 37040	09107002600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CB&P GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAGDELINE MCGEE, a single woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

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 CB&P Group, LLC by deed from Deny Kenide Argueta dated 11/14/14 of record in Instrument No. 201411170106002, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable restrictions, conditions, easements, setback lines, plats of record and encumbrances of record in the Register's Office for said County.

This property is improved property located at 5403 Pennsylvania Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of March, 2015.

BILL GARRETT, Davidson County
Trans:T20150019271 DEEDWARR
Recvd: 03/17/15 10:50 2 pgs
Fees:13.00 Taxes:958.30
20150317-0022747

CB&P GROUP, LLC

BY: _____
JAMES POPE, MEMBER

BY: _____
VIRGINIA POPE, MEMBER

BY: _____
JASON CLARK, MEMBER

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 James Pope, Virginia Pope, and Jason Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of CB&P Group, LLC, a Tennessee limited liability company, and that they are authorized by CB&P Group, LLC to execute this instrument on its behalf.

Witness my hand in Franklin, TN this 13th day of March, 2015.

_____
Notary Public

My Commission expires: 9/11/17

MARK B. FREEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY