Bill Garrett Davidson County
Batch# 8937 DEEDWARR
10/05/2017 11:45:35 AM 2 pgs
Fees: $13.00 Taxes: $1,285.75
20171005-0102414

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$347,500.00.**

Affiant

Subscribed and sworn to before me this 3rd day of October, 2017.

Notary Public
My Commission expires: 12/19/2020
(Affix Seal)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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:
Alexander Gillott	SWBC Mortgage Corp.	081-06-0-152.00
2611 Jenkins Street	9311 San Pedro, #100	
Nashville, TN 37208	San Antonio, TX 78216	

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 **Alexander Gillott and Brittany T. Gillot, joint tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Cumberland Gardens, Section VII, of record in Book 3106, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 46.5 feet pn the south side of Jenkins Street, and runs back between lines 140 feet to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to CB Investments, LLC, from Chamberlain J. Owens, married, by deed on June 24, 2016, of record in Instrument Number 20160630-0067231, 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 Book 3106, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **2611 Jenkins Street, Nashville, TN 37208**

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 October 3rd, 2017.

CB Investments, LLC

By Rich Harris, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Rich Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager, of CB Investmernts, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

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

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY