Karen Johnson Davidson County
Batch# 991857 DEEDWARR
04/13/2023 03:16:20 PM 2 pgs
Fees: $13.00 Taxes: $1,566.95
20230413-0027286

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 4-19-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WITH COUNTY

R & R to:

Ortale Kelley Law Firm
330 Commerce Street, Suite 11
Nashville, TN 37201

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CB Capital, LLC, a Tennessee limited liability company	New Owner	072140g00101co 072140g0020100co
(NAME)	(NAME)	
3212 West End Ave, Suite 403		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Woodbine Row, GP, a Tennessee General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CB Capital, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Units A, B and Common Area on the Plan of The Cottages at 1218 Chester Ave, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220920-0104435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to Woodbine Row, GP, by Warranty Deed from Chad Lautt, Trustee, of record on February 3, 2022 in Instrument No. 20220203-0012876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1218 Chester Ave., A, B & C, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 12th day of April, 2023.

Woodbine Row, GP

By: Steve Desoto, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Steve Desoto with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Woodbine Row, GP and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of Woodbine Row, GP by himself as Authorized Agent.

WITNESS my hand and seal this 12th day of April, 2023.

Notary Public _____
My Commission Expires: _____

File No.: 16743

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024