File No. 20080097

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 12:22 2 pgs
Fees:13.00 Taxes:468.05
20080502-0045154

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBBIE A. MEADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires May 12, 2009

THIS INSTRUMENT WAS PREPARED BY:
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Castleridge Properties, LLC	Castleridge Properties, LLC	83-11-51
(NAME) 538 Skyview Drive	(NAME) 1101 Riverside Drive	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Jerry Douglas Briggs, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Castleridge Propeties, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 73 on the map of Rolling Acres, of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 75 feet on the westerly margin of Skyview Drive and runs back between lines measuring 208.8 feet on the northerly side and 191.7 feet on the southerly side to a dead line in the rear on which it measures 76.82 feet.

This conveyance is made subject to restrictive covenants, setback line and easements as of record.

Being the same property conveyed to Robert M. Callis fron Verner M. Callis and wife, Buena M. Callis, of record in Book 4358, page 956, Register's Office for Davidson County, Tennessee and Deed to Robert M. Callis, unmarried and Jerry D. Briggs, unmarried by deed from Robert M. Callis to Russell E. Freeman, Trustee, dated January 13, 1995 and recorded on January 27, 1995 in Book 9580, page 464, Register's Office, Sumner County, Tennessee.

Robert M. Callis having since died on August 21, 2007 leaving Jerry Moran Briggs, unmarried, as the sole surviving tenants in common, with right of survivorship.

Bettye Briggs executed this instrument on behalf of Jerry Moran Briggs pursuant to a Power of Attorney of record in Book *_____, page _____, Register's Office, Sumner County, Tennessee.

*20080502-0045153

unimproved ☐

This is improved ☒ property, known as 538 Skyview Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20080097

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 hand this 29th day of April, 2008.

Jerry Douglas Briggs by

Bettye Briggs, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettye Briggs with whom I am personally acquainted and who acknowledged that Bettye Briggs executed the within instrument on behalf of Jerry D. Briggs as his Attorney in Fact as the free act and deed of the within named Jerry D. Briggs.

Witness my hand and official seal this 29th day of April, 2008.

Commission expires:

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires May 12 2009

Notary Public