Davidson County DEEDWARR
Recvd: 02/13/09 10:44 2 pgs
Fees:13.00 Taxes:858.40

20090213-0012721

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $232,000.00

Subscribed and sworn before me this the 10th day of February, 2009.

SUSAN L HEWITCH
STATE OF TENNESSEE NOTARY PUBLIC
(Affix Seal) DAVIDSON COUNTY

Affiant

Notary Public

WARRANTY DEED

900244

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Liam T Bailey
538 Skyview Drive
Nashville, TN 37206

Send tax bills to:
Pinnacle National Bank
211 Commerce St. STE 300
Nashville, TN 37201

Map 83-11, Parcel 51

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Castleridge Properties, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Liam T Bailey

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 73 on the Plan of Rolling Acres of record in Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Castleridge Properties, LLC a Tennessee Limited Liability Company by Deed of record in Instrument No. 20080502-0045154; dated 4/29/08; said Register's Office.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 538 Skyview Drive, Nashville, TN, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 10th day of February, 2009.

Castleridge Properties, LLC
BY: Allison Lanquist, Pres.
Allison Lanquist, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Allison Lanquist, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 10th day of February, 2009.

My commission expires:_____

Notary Public

SUSAN L. HEINRICH
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

RETURN TO
ROBERT L SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212