BILL GARRETT, Davidson County
Trans:T20090021078 DEEDWARR
Recvd: 03/31/09 13:32 2 pgs
Fees:13.00 Taxes:832.50
20090331-0028882

File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $225,000.00

Subscribed and sworn before me this the 27th day of March, 2009.

Jennifer Crowell
Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
(Affix Seal)
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

900416

This instrument prepared by:

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

Address of new owner:
John W. Falls
Susan H. Falls
2600 Hillsboro Pike #126
Nashville, TN 37215

Send tax bills to:
New Owner

Map 117-3-H, Parcel 126 CO

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 a/k/a Castleridge Properties, LLC

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

John W. Falls and wife, Susan H. Falls, as joint tenants with the right of survivorship

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:

Land in Davidson County, Tennessee, being Unit No. 126 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record at Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being all of the same property conveyed to Castleridge Properties a/k/a Castleridge Properties, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, dated May 10, 2007, of record in Instrument No. 20070619-0073209, Register's Office for Davidson County, Tennessee.

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: 2600 Hillsboro Pike #126, Nashville, TN, 37215

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 27th day of March, 2009.

Allison Lanquist for Castleridge Properties

Castleridge Properties, LLC
By: Allison Lanquist

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 27th day of March, 2009.

My commission expires: 11-22-2011

Notary Public

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY