WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090048636 DEEDWARR
Recvd: 07/20/09 09:59 2 pgs
Fees:13.00 Taxes:695.60
20090720-0067596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Castleridge Properties, LLC	Castleridge Properties	**MAP 118-10**
(NAME)	(NAME)	
929 Gilmore Avenue	1101 Riverside Dr	**PARCEL 281.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WILLIAM L. FRYE, JR. AND LINDA M.G. ANDERSON-ROBINSON, BOTH UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASTLERIDGE PROPERTIES, LLC, 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 the westerly part of Lot No. 77 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at the southeast corner of Gilmore Avenue and 10th Avenue South, formerly Pameroy Avenue; thence eastwardly, with the southerly margin of Gilmore Avenue: 60.0 feet; thence southwardly 160.0 feet more or less, to the northerly margin of an alley; thence westwardly, with the northerly margin of said alley, 53.4 feet to the easterly margin of 10th Avenue, South; thence northwardly, with the easterly margin of 10th Avenue South, 160.2 feet to the beginning.

Being the same property conveyed to George A. Robinson and William L. Frye, Jr., both unmarried, by deed from Capitol Redevelopment, Inc., of record in Book 7342, page 963, Register's Office for Davidson County, Tennessee. The said George A. Robinson died September 16, 2006 leaving his interest in said property to Linda M.G. Anderson-Robinson in his Last Will and Testament filed in Docket No. 07F-784 in the Probate Court for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 57, page 93, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **929 Gilmore Avenue, Nashville, TN 37204**

(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 our hands this 17th day of July, 2009.

William L. Frye Jr.

Linda M.G. Anderson-Robinson

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William L. Frye, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of July, 2009.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Linda M.G. Anderson-Robinson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of July, 2009.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

Notary Public