WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/09 10:02 3 pgs
Fees:18.00 Taxes:1690.90
20090804-0072796

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $457,000.00.

Affiant

Subscribed and sworn to me on August 3, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John C. Barrett 2241B Castleman Drive Nashville, Tennessee 37215	Same	131-01-0N-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CASTLEMAN DRIVE PARTNERS, a Tennessee General Partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOHN C. BARRETT, married,** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 55 on the plan of B.N. Stammer Subdivision of record in Book 1424, Page 23, Register's Office for Davidson County, Tennessee, and being more specifically described as #2241B on Exhibit A to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20090728-0070527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Castleman Drive Partners, a Tennessee general partnership, from Walter Dowell Wright, a/k/a Walter Wright, by Quitclaim Deed dated February 13, 2007 and recorded February 15, 2007 in Instrument No. 20070215-0019537, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Subject to all matters as shown on the subdivision plan of record in Book 1424, Page 23, Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070712-0083284, said Register's Office. Said Restrictions were reaffirmed in Instrument No. 20090728-0070526, said Register's Office; and
5. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20090728-0070527, said Register's Office; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2241B Castleman Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on August 3, 2009.

Castleman Drive Partners,
a Tennessee general partnership

By: _____
John T. Rochford
Its: General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John T. Rochford, General Partner of Castleman Drive Partners, a Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Castleman Drive Partners, a Tennessee General Partnership, the within named bargainor, and that he as General Partner of Castleman Drive Partners, a Tennessee General Partnership, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as General Partner of Castleman Drive Partners, a Tennessee General Partnership.

Witness my hand and official seal on August 3, 2009.

Tara Steward
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11.