BILL GARRETT, Davidson County
Trans:T20090054108 DEEDWARR
Recvd: 08/07/09 14:34 2 pgs
Fees:13.00 Taxes:1036.00

20090807-0074653

File Box 30

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $280,000.00

Subscribed and sworn before me this the 5th day of August, 2009.

Jennifer Crowell
Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

900830

This instrument prepared by:

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

Address of new owner:
Castleridge Properties, LLC
1101 Riverside Drive
Old Hickory, TN 37138

Send tax bills to:
Castleridge Properties, LLC
1101 Riverside Drive
Old Hickory, TN 37138

Map 103-4, Parcel 169

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,

Keith Curcio and wife, Michelle L. Curcio

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

Castleridge Properties, LLC

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 Lot Nos. 11 & 12 of Block 12 on the map of a part of Sylvan Park of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description thereof.

Being all of the same property conveyed to Keith Curcio, Husband and Wife, and Michelle L. Curcio by deed dated 7/18/06 from Boris A. Kupershmidt and wife, Sabina B. Kupershmidt of record in Instrument No. 20060726-0089981 and rerecorded in Instrument No. 20060802-0093674 and rerecorded in Instrument No. 20060825-0105031, 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: 4508 Nebraska Avenue, Nashville, TN, 37209

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 5th day of August, 2009.

Keith Curcio Michelle L. Curcio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Keith Curcio and wife,, Michelle L. Curcio, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2009.

My commission expires:_____

Notary Public

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011