WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090069457 DEEDWARR
Recvd: 10/12/09 11:04 2 pgs
Fees: 13.00 Taxes: 1665.00
20091012-0094650

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Marianne Stuart
Affiant

Subscribed and sworn to me on October 9, 2009

Kate Rosenthal
NOTARY PUBLIC

My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew Stoll 2241A Castleman Dr. Nashville, TN 37215	New Owner	131-01-0N-001.00

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 Andrew R. Stoll, unmarried, and Marianne F. Stuart, unmarried, as tenants in common, hereinafter called **"GRANTEES,"** their 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 #2241A 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. 2010 Davidson County and subsequent taxes are assumed by the Grantee; and
2. 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
3. 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
4. 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
5. 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.

This property is also known as improved property located at 2241A 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 GRANTEES, their successors and assigns, forever, and

GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 October 9, 2009.

Castleman Drive Partners, a
Tennessee General Partnership

By: _____
John T. Rochford

Its: General Partner

By: _____
Fred T. Cassetty

Its: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford and Fred T. Cassetty, with whom I am personally acquainted, and who, upon oath, acknowledged thesmelves to be the General Partners of Castleman Drive Partners, the within named bargainor, and that they as such General Partners executed the foregoing instrument for the purposes therein contained, by signing for Castleman Drive Partners by themselves as General Partners.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9th day of October, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON