Record & Return TO:
Foundation Title & Escrow
30 Burton Hills Blvd #175
Nashville, TN 37215

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $339,900.00

Subscribed and sworn before me this the 21st day of January, 2010.

(Affix Seal)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Notary Public

exp. 7-3-12

WARRANTY DEED

20100009

This instrument prepared by:

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

Address of new owner:
William Joseph Mayberry
931 Gilmore Avenue
Nashville, TN 37204

Send tax bills to:
Same

Map 118-1-K, Parcel 1CO

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, LLC

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

William Joseph Mayberry, a single person

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:

Being Unit A on the Horizontal Property Regime Exhibit B Gilmore Avenue Townhome as shown on plan of record in Instrument No. 20090811-0075449, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description thereof.

Being part of the property conveyed to Castleridge Properties, LLC by deed dated 7/17/09 from William L. Frye Jr. and Linda M.G. Anderson-Robinson of record in Instrument No. 20090720-0067596, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, 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: 931 Gilmore Avenue, Nashville, TN, 37204

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.

BILL GARRETT, Davidson County
Trans:T20100009123 DEEDWARR
Recvd: 02/16/10 11:13 2 pgs
Fees:13.00 Taxes:1257.63
20100216-0011713

Subscribed and sworn before me this the 21st day of January, 2010.

Castleridge Properties, LLC
By: Anthony Tavakoli, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Anthony Tavakoli, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member 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 21st day of January, 2010.

My commission expires: 5·2·11

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

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY