BILL GARRETT, Davidson County
Trans:T20100025649 DEEDWARR
Recvd: 04/29/10 13:36 2 pgs
Fees:13.00 Taxes:125.80
20100429-0032679

**This Instrument Was Prepared By:**
**Stockton Title and Escrow, LLC**
**471 Humphreys St.**
**Nashville, TN 37203**

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Connerth** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Castle Rock Builders, LLC** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 18 on the plan of Baxter's Eastwood Place of record in Book 421, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter Connerth, by Special Warranty Deed from Peggy D. Mathes, Administrator for the Estate of Amye Kathlene Hulan Evans (a/k/a Amye H. Evans and Amy K. Hulan) dated 1/12/10 and recorded 1/3/10 in Instrument NO. 20100113-0003339, Register's Office for Davidson County, Tennessee. Amye Kathlene Hulan Evans having since died on January 3, 2009.. Note: Amy K. Hulan is one and the same person as Amye Kathlene Hulan Evans. Her estate being declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-799, ordered Peggy D. Mathes, Administrator for the Estate of Amye Kathlene Hulan Evans to sell said property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 22nd day of April, 2010.

**Peter Connerth**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Peter Connerth** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2010.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$34,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of April, 2010.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**My Commission Expires July 3, 2012**

**Map and Parcel: 083-05-0-079.00**

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Castle Rock Builders, LLC
471 Humphreys Street
Nashville, TN 37203