G#22612-2 BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039536 DEEDWARR
Recvd: 06/29/10 11:47 2 pgs
Fees:13.00 Taxes:1883.30
20100629-0050690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2010.

NOTARY PUBLIC

My commission expires: 2/24/13

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSS A. CORTESE 4508 Nebraska Avenue Nashville, TN 37209	"New Owner"	MAP 103-04-0, PARCEL 169.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINE THOUSAND AND NO/100 ($509,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, the undersigned, **CASTLERIDGE PROPERTIES, LLC., a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ROSS A. CORTESE, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 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 a portion of the same property conveyed to Castleridge Properties, LLC by Warranty Deed from Keith Curcio and wife, Michelle L. Curcio, of record in Instrument No. 20090807-0074653, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on plat of record in Book 332, Page 104; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known and designated as 4508 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is

unencumbered except by lien of the 2010 property taxes, which taxes are being pro-rated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 25th day of June, 2010.

CASTLERIDGE PROPERTIES, LLC

BY: Allison Lanquist

ALLISON LANQUIST, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this the ~~24th~~ 25th day of June, 2010, before me, appeared Allison Lanquist, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is a Managing Member of Castleridge Properties, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Castleridge Properties, LLC, and said Allison Lanquist acknowledged said instrument to be the free act and deed of said Castleridge Properties, LLC.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN