BILL GARRETT, Davidson County
Trans: T20110006034 DEEDWARR
Recvd: 01/31/11 11:23 2 pgs
Fees: 13.00 Taxes: 1137.75
20110131-0008359

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2011.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D Kirby 2824 W Kirkwood Ave Nashville, TN 37204	Same as Owner	118020 E 0220

FOR AND IN CONSIDERATION of the sum of Three Hundred Seven Thousand Five Hundred and 00/100 DOLLARS ($307,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CASTLERIDGE PROPERTIES, LLC,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES D KIRBY, an unmarried man,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TAX/MAP ID:
Property Commonly Known as:
2824 W Kirkwood Ave Nashville, TN 37204

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mrs. C.D. Berry's Property, as of record in Book 3842, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Castleridge Properties, LLC by deed from Cynthia Clark Matthews, Executrix of the Last Will and Testament of Cecelia N. Adkins dated 1-22-10 and filed for record on 1-25-10 of record in Instrument No. 201001250005896 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Adkins and wife, Cecelia N. Adkins by deed from Eva M. Simpson dated 5-6-1966 and filed for record on 5-12-1966 of record in Book 4016, page 250 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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

WITNESS MY/OUR HANDS, this the 6th day of January, 2011.

Allen Sanguist for Castleridge Properties

Castleridge Properties, LLC

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Castleridge Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of January, 2011.

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

John A. Bell, Jr.
Printed Notary Name

My commission expires: 7-7-2014