BILL GARRETT, Davidson County
Trans:T20110026531 DEEDWARR
Recvd: 05/04/11 14:46 2 pgs
Fees:13.00 Taxes:1143.30
20110504-0034360

309,000.00

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

G-VRES-11-2822

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Hiltabidel	Primary Residential Mortgage	
2822 West Kirkwood Avenue (ADDRESS)	4750 West Wiley Post Way, Suite 200 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	118-2-E-1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CASTLERIDGE PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. HILTABIDEL AND MICHELLE A HILTABIDEL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, WEST KIRKWOOD TOWNHOMES, AS SHOWN ON EXHIBIT TO MASTER DEED AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100408-0026512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CASTLERIDGE PROPERTIES, LLC BY WARRANTY DEED FROM CYNTHIA CLARK MATTHEWS, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF CECILIA N. ADKINS RECORDED JANUARY 25, 1010 IN INSTRUMENT NO. 20100125-0005896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DEED OF CORRECTION OF RECORD IN INSTRUMENT NO. 20110504-0034359, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO JOHN W. ADKINS AND WIFE, CECELIA N. ADKINS, BY DEED OF RECORD IN BOOK 4016, PAGE 250, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN W.ADKINS HAVING DIED ON NOVEMBER 18,1984 (SEE AFFIDAVIT OF HEIRSHIP OF RECORD AT INSTRUMENT NO.20020117-0006883, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), THE PROPERTY PASSED TO CECELIA N. ADKINS AS THE SURVIVING JOINT TENANT BY OPERATION OF LAW. THE SAID CECELIA N. ADKINS HAVING DIES ON JANUARY 2, 2007, LEAVING A LAST WILL AND TESTAMENT AND CODICIL ADMITTED TO PROPBATE BY THE SEVENTH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY, TENNESSEE (DOCKET NO.07P354), THIS DEED IS EXECUTED TO FULFILL THE TERMS OF HER LAST WILL AND TESTAMENT AND CODICIL THERETO.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAN OF RECORD IN PLAT BOOK 3842, PAGE 43 AMENDED IN INSTRUMENT NO. 20100405-0025345; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100408-0026512; CHARTER OF RECORD IN INSTRUMENT NO. 20100408-0026546; AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2822 West Kirkwood Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, 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 GRANTEE(S), their heirs 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 my/our hand(s) this 22nd day of April, 2011.

Castleridge Properties, LLC

BY: Allison Lanquist, Managing Member

Allison Lanquist, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of April, 2011, before me personally appeared Allison Lanquist, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Castleridge Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of April, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903