BILL GARRETT, Davidson County
Trans:T20110039717 DEEDWARR
Recvd: 07/01/11 13:46 2 pgs
Fees:13.00 Taxes:703.00
20110701-0050729

WARRANTY DEED

G-VRES-11-1034

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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
Jason A. Vehige	SUNTRUST MORTGAGE, INC.	
1034 Chicamauga Avenue	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) NASHVILLE, TN 37219	08305007900
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CASTLE ROCK BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON A. VEHIGE AND WIFE, BRENDA A. VEHIGE , 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 LOT 18, PLAN OF BAXTER'S EASTWOOD PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 9, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JAMES E. VARALLO, UNMARRIED TO AMY K. HULAN (UNMARRIED) AS RECORDED ON THE 27TH DAY OF NOVEMBER, 1974 IN DEED BOOK 4871, PAGE 677; 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) TO PETER CONNERTH AS RECORDED ON THE 13TH DAY OF JAUNARY, 2010 IN INSTRUMENT NO. 20100113-0003339 AND WARRANTY DEED FROM PETER CONNERTH TO CASTLE ROCK BUILDERS, LLC AS RECORDED ON THE 29TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100429-0032679, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 9 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1034 Chicamauga Avenue, Nashville, Tennessee 37206
(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 28th day of June, 2011.

Castle Rock Builders, LLC

BY: _____

M. Travis Dukes, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Castle Rock Builders, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2011.

_____
Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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