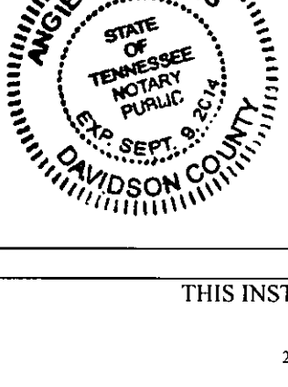
# WARRANTY DEED




STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$110,000.00~~.

Affiant

Subscribed and sworn to me on August 31, 2011.

NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110053979 DEEDWARR
Recvd: 08/31/11 15:48 2 pgs
Fees:13.00 Taxes:1517.00
20110831-0067638

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Kelly L. Worman<br>2247 Castleman Drive<br>Nashville, TN 37215 | Avenue Bank<br>3823 Cleghorn Avenue<br>Nashville, TN 37215 | 131-01-0N 008.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Co., Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kelly L. Worman, a single person, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 57 on the Plan of B.N. Stammer Subdivision, as of record in Book 1424, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and being more specifically described as Unit 2245B on Exhibit A to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20090728-0070527, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Castleman Drive Partners, a Tennessee General Partnership by Quitclaim Deed from Walter Dowell Wright a/k/a Walter Wright dated February 13, 2007 and recorded in Instrument No. 20070215-0019537, said Register's Office.

Being further the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation by Quitclaim Deed from Castleman Drive Partners, a Tennessee General Partnership dated August 15, 2011 and recorded in Instrument No. 20110815-0062850, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Subject to all matters as shown on the Plan of B.N. Stammer subdivision of record in Book 1424, Page 23, Register's Office for Davidson County, Tennessee, including an easement for public utilities; and
3. Declaration of Covenants, Conditions and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20070712-0083284, reaffirmed in Instrument No. 20090728-0070526 and amended in Instrument Nos. 20090728-0070527 and 20110830-0067052, all in said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, all of record.

This property is also known as improved property located at 2247 Castleman Drive, Nashville, TN 37215.

**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, his successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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** our hands on August 31, 2011.

Rochford Realty and Construction Co., Inc.

By James G. Morrissey, Vice President

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On August 31, 2011, before me, the undersigned Notary Public, personally appeared James G. Morrissey, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and Vice President of Rochford Realty and Construction Co,. Inc., the within named bargainor, and that he as such authorized representative and V.P. executed the foregoing instrument for the purposes therein contained by signing by himself as such authorized representative and V.P.

Witness my hand and official seal on August 31, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY