WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110057226 DEEDWARR
Recvd: 09/15/11 09:07 1 pgs
Fees:13.00 Taxes:703.00
20110915-0071503

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 THE 30TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BELL & KINSLOW, PLLC, 2109 BUENA VISTA PIKE, NASHVILLE, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CASTLERIDGE PROPERTIES, LLC	CASTLERIDGE PROPERTIES, LLC	118-01-0-197.00
(NAME) ~~1003 GILMORE AVE.~~ 1101 Riverside Drive	(NAME) 1101 Riverside Drive	LOT 75 Montrose Place
(ADDRESS) old Hickory TN 37138 ~~Nashville, TN 37204~~	(ADDRESS) Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **JOYCE DAVIS**, a married person to Henry Davis, this is heirship/investment property and the spouse, Henry Davis never resided there. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASTLERIDGE PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot (s) 75 in Montrose Place in the 10th Civil District, a plan of which is recorded in Book 57 Page 93. Said Lot 75 fronts 50 feet on the southerly margin of Gilmore Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joyce E. Davis, by Will, from Rena Mae Brown, dated July 23, 1985 and recorded November 7, 1994 in Will Book 194, page 251 Register's Office in Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building, restrictions and setback lines, if any, and easement and rights for public utilities applications to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐
This is improved ☒ property, known as 1003 GILMORE AVE. NASHVILLE, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30TH day of AUGUST, 2011.

Joyce E Davis
JOYCE DAVIS

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned authority, in and for said County and State, appeared JOYCE DAVIS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 30TH day of AUGUST, 2011.

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires: May 6, 2013