G#23554-2 BOX #14A

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-21-12

(AFFIX SEAL)

R-CR-11-5749

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 Jason Gallaher | Synovus Mortgage Corp. | |
| 5749 Maudina Avenue | (NAME) 2204 Lakeshore Drive, Suite 325 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Birmingham, AL 35209 | 103-2-D-7.00 CO |
| (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, I/we CASTLERIDGE PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL JASON GALLAHER AND MAIA LINDSEY MEYER, 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 LOT NO. 7, ON THE FINAL PLAT OF WESTLAND SQUARE SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20060425-0046951 AND REVISED IN INSTRUMENT NO. 20080305-0022004, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO CASTLERIDGE PROPERTIES, LLC BY SPECIAL WARRANTY DEED FROM GREENBANK, RECORDED ON THE 4TH DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110204-0010302, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN INSTRUMENT NOS. 20080305-0022004 AND 20060425-0046951; PLAT BOOK 9700, PAGE(S) 116; INSTRUMENT NOS. 20060418-0044405 AND 20060428-0048911;INSTRUMENT NOS. 20071217-0144178 AND 20080603-0056490; INSTRUMENT NO. 20070711-0082696; INSTRUMENT NOS. 20040223-0020159 AND 20070711-0082754; INSTRUMENT NO. 20070521-0060237; INSTRUMENT NO. 20071227-0147976; INSTRUMENT NO. 20110309-0018787, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5749 Maudina Avenue, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans:T20110068610 DEEDWARR
Recvd: 11/02/11 08:22 2 pgs
Fees:13.00 Taxes:860.25
20111102-0085116

Witness my/our hand(s) this 28th day of October, 2011.

Castleridge Properties, LLC

By: _____
Anthony Tavakoli, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of October, 2011, before me personally appeared Anthony Tavakoli, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Member of Castleridge Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 5-20-14

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