WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120092302 DEEDWARR
Recvd: 12/04/12 09:19 2 pgs
Fees: 13.00 Taxes: 2562.25

20121204-0111185

R-BS-12-1120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $692,500.00

Lindsay E Moore
Affiant

Subscribed and sworn to before me, this 28th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

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
William Tyson Moore	Bank of America	
14104 Wyndchase Cir.	5201 Gate Parkway	
Franklin, TN 37067	Jacksonville, FL 32256	131120N00100CO
(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 WILLIAM TYSON MOORE AND LINDSAY E. MOORE, 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, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 1120 BILTMORE TOWN HOMES, ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20120227-0016712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE PLAT ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED DECLARATION, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE SPECIFIC LOCATION AND DESCRIPTION. SAID UNIT BEING PART OF LOT NO. 3 ON THE PLAN OF BATTERY PARK, OF RECORD IN PLAT BOOK 1130, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MICHAEL T. POST BY DEED FROM BONIFRANCIA M. DE LA CRUZ, UNMARRIED OF RECORD IN INSTRUMENT NO. 20070612-0070568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2007, RECORDED JUNE 12, 2007. AND FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CASTLERIDGE PROPERTIES, LLC BY DEED FROM MICHAEL T. POST OF RECORD IN INSTRUMENT NO. 20110805-0060569, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 2, 2011, RECORDED AUGUST 5, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 103 AND INSTRUMENT NO. 20120227-0016712 , SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1120A Biltmore Drive, 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 28th day of November, 2012.

Castleridge Properties, LLC

By: _____
Anthony Tavakoli, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of November, 2012, 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 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 28th day of November, 2012.

_____
Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2016

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