WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130002622 DEEDWARR
Recvd: 01/10/13 09:25 2 pgs
Fees:13.00 Taxes:147.63

20130110-0003147

R-BR-12-1413

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

Subscribed and sworn to before me this 4th DAY OF January, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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
Castleridge Home Builders, LLC	new owner (NAME)	
1101 Riverside Drive (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	07214009500

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 ACKLEN PROPERTY GROUP, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASTLERIDGE HOME BUILDERS, LLC, 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:

BEING A TRACT OF LAND IN THE 7TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER R.L.S. TN LIC.NO. 1465 DATED 01/02/13 AS FOLLOWS:

BEGINNING AT A EXISTING IRON PIN IN THE WESTERLY MARGIN OF CHAPEL AVE., SAID PIN BEING THE MOST NORTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE WITH SAID WESTERLY MARGIN OF CHAPEL AVE. S 05°30'00"W, 115.11' TO A POINT AT THE INTERSECTION OF THE WESTERLY MARGIN OF SAID CHAPEL AVE. AND THE NORTHERLY MARGIN OF STRAIGHT WAY AVE.; THENCE LEAVING SAID CHAPEL AVE. WITH THE NORTHERLY MARGIN OF SAID STRAIGHTWAY AVE. N 84°37'21"W, 35.50' TO A EXISTING IRON PIN; THENCE NOW LEAVING SAID MARGIN N 05°30'00"E, 115.11' TO A SET IRON PIN; THENCE S 84°37'21"E, 35.50' TO THE POINT OF BEGINNING CONTAINING 0.094 ACRES.

BEING THE SAME PROPERTY CONVEYED TO ACKLEN PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM QUARTERHORSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130110 0003146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved (X)
This is improved ( ) property, known as 1413 Straightway 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 4th day of January, 2013.

Acklen Property Group, LLC

BY: _____
J. Carlton Drumwright, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of January, 2013, before me personally appeared J. Carlton Drumwright, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Acklen Property Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of January, 2013.

_____
Notary Public

My Commission Expires:



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