BILL GARRETT, Davidson County
Trans:T20130010276 DEEDWARR
Recvd: 02/06/13 12:42 2 pgs
Fees:13.00 Taxes:684.50
20130206-0012376

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2013.

Notary Public
My commission expires: 11/22/14

PAIGE B. MAYERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

04-1301-54584

Address of New Owner:	Send Tax Bills to:	Tax Information
Castleridge Home Builders, LLC	Same as new owner	105-09-0-354.00
1810 Hillside Avenue	1101 Riverside Drive	
Nashville TN 37203	Old Hickory, TN 37138	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benita Smith Daniel, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Castleridge Home Builders, LLC, a Tennessee Limited Liability Company,hereinafter called the Grantees, their successors 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 the southerly 58.31 feet of the northerly 70 feet of Lot No. 23, on the Plan of Waverly Land Company's Plan of Lots, of record in Book 57, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 58.31 feet on the easterly side of 9th Avenue South, formerly Hillside Avenue, and runs back between parallel lines 219.14 feet to an alley which measures 59.98 feet.

Being the same property conveyed to Lawrence M. Scott and wife, Ophelia Scott by deed from The Nashville Housing Authority, dated August 28, 1968, recorded September 5, 1968, of record in Book 4266, Page 207, Register's Office for Davidson County, Tennessee. Lawrence M. Scott having since died on December 14, 2001 leaving Ophelia Scott as surviving tenant by the entirety.

Further being the same property conveyed to Benita Smith Daniel by Quitclaim Deed from Ophelia Scott, (a widow), reserving unto herself a life estate, dated September 10, 2002, recorded September 11, 2002, of record in Instrument No. 20020911-0110520, Register's Office for Davidson County, Tennessee. Ophelia Scott having since died on December 14, 2008.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
This property is improved property known as 1810 Hillside Avenue, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of February, 2013.

Benita Smith Daniel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benita Smith Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 4th day of February, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

