WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130049677 DEEDWARR
Recvd: 06/13/13 09:48 2 pgs
Fees:13.00 Taxes:1464.83

20130613-0060271

G-PM-13-1810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lee Eubanks (NAME)	**Wilson Bank & Trust** (NAME)	**105-9-L-1.00 CO**
1810 A Hillside Avenue (ADDRESS)	**1436 W. Main Street** (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	**Lebanon, TN 37087-1323** (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, we **CASTLERIDGE HOME BUILDERS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEE EUBANKS, UNMARRIED,** 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, HILLSIDE TOWNHOMES, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20130206-0012377, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO CASTLERIDGE HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BENITA SMITH DANIEL, A MARRIED WOMAN, RECORDED ON THE 6TH DAY OF FEBRUARY, 2013 IN INSTRUMENT NO. 20130206-0012376, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF WAVERLY PLACE OF RECORD IN PLAT BOOK 57, PAGE 95; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20130206-0012377; RESRICTIONS SET OURT IN DEED OF RECORD IN BOOK 4266, PAGE 207; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20130206-0012375; CERTFICATE OF COMPLIANCE OF RECORD IN BOOK 4319, PAGE 254 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1810 A Hillside Avenue Nashville, Tennessee 37203**
(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 6th day of June, 2013.

Castleridge Home Builders, LLC

BY: Allison Lanquist, Mem
Allison Lanquist, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2013, before me personally appeared Allison Lanquist, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Castleridge Home Builders, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of June, 2013.

C. Loy Carney
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212