BILL GARRETT, Davidson County
Trans:T20130049779 DEEDWARR
Recvd: 06/13/13 11:06 2 pgs
Fees:13.00 Taxes:1406.00

20130613-0060409

WARRANTY DEED

B-KW-13-1810B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Susan K. Burrow
Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2013.

Megan Paulus
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 & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Susan K. Burrow	Cadence Bank, N.A.	
1810B Hillside Ave.	(NAME) Nine Greenway Plaza, Ste. 1000	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Houston, TX 77046	105-09-0-L-002.00CO
(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, we CASTLERIDGE HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN K. BURROW, A SINGLE WOMAN, 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:

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B OF HILLSIDE TOWNHOMES, A DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HILLSIDE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20130206-0012377, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "D" TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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, OF RECORD AT INSTRUMENT NO. 20130206-0012376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 4, 2013 AND RECORDED ON FEBRUARY 6, 2013.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 95; BOOK 4266, PAGE 207; BOOK 4220, PAGE 723; BOOK 4319, PAGE 254, INSTRUMENT NUMBER 20130206-0012377; INSTRUMENT NUMBER 20130206-0012375, 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 1810B Hillside Ave., 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 7th day of June, 2013.

Castleridge Home Builders, LLC

By: Allison Lanquist, Mem
Allison Lanquist

Its: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th 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 Managing Member of Castleridge Home Builders, 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 7th 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, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903