WARRANTY DEED

JOHN C. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-CR-13-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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)
Michael G. Attias (NAME)	**Michael G. Attias** (NAME)	
1413 Straightway Ave. (ADDRESS)	**1413 Straightway Ave.** (ADDRESS)	**07214009500**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Nashville, TN 37206** (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 **MICHAEL G. ATTIAS, A SINGLE MAN,** 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 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 SAID STRAIGHTWAY 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 CASTLERIDGE HOME BUILDERS, LLC BY DEED FROM ACKLEN PROPERTY GROUP LLC, DATED 01/04/2013 AND FILED FOR RECORD ON 01/10/2013 IN INSTRUMENT 201301100003147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 1, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **1413 Straightway Ave. Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130079876 DEEDWARR
Recvd: 09/16/13 11:07 2 pgs
Fees:13.00 Taxes:1024.90
20130916-0097159

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 11th day of September, 2013.

Castleridge Home Builders, LLC

By: Allison Lanquist, Managing Member

Allison Lanquist, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of September, 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 11th day of September, 2013.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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