Title Box 8

BILL GARRETT, Davidson County
Trans:T20130105887 DEEDWARR
Recvd: 12/19/13 14:56 2 pgs
Fees:13.00 Taxes:1017.50
20131219-0128425

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5042 Thoroughbred Lane, Ste. 200
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Castle Rock Builders, LLC** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Michael Tedesco and Clark Tedesco, Husband and Wife** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Westland Square Subdivision, of record as Instrument No. 20060425-0046951 and revised as Instrument No. 20080305-0022004, and shown as Exhibit A to the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060418-0044405, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Castle Rock Builders, LLC by Quitclaim Deed from Waddell Wright, dated 4-3-2013 and recorded 4-19-2013 as Instrument No. 20130419-0039163, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 13th Day of December, 2013.

Castle Rock Builders, LLC

BY: _____
Travis M. Dukes, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Travis M. Dukes, Managing Member for Castle Rock Builders, LLC** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 13th Day of December, 2013.

_____
Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th Day of December, 2013.

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

My Commission Expires:_____

Map and Parcel: 103020D00400CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Michael Tedesco and Clark Tedesco
5737 Maudina Avenue
Nashville, TN 37209