WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-CR-14-4405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,095,940.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek Mason and LeighAnne Mason	**Churchill Mortgage Corporation**	
(NAME) **4405 Lealand Ln.**	(NAME) **761 Old Hickory Blvd., Suite 400**	**132090J00100CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Brentwood, TN 37027**	
(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, I/we **CASTLERIDGE HOME BUILDERS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEREK MASON AND LEIGHANNE MASON, HUSBAND AND WIFE** 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 on the Plan of 4405 Lealand Lane Cottages as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20131003-0104069, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said units as set forth in said Declaration, reference is hereby made for a more complete description.

Being a part of the same property conveyed to Robert L. Fuhrer by Deed from Maude L. Fuhrer of record in Book 5271, page 531, Register's Office for Davidson County, Tennessee, dated April 7, 1978 recorded on April 10, 1978.

Being a part of the same property conveyed to Castleridge Home Builders, LLC by deed from Robert L. Fuhrer and wife, Margaret Joyce Fuhrer of record in Instrument No. 20130816-0086348 Register's Office for Davidson County, Tennessee, dated August 2, 2013 and recorded on August 16, 2013. (Value of consideration shown in aforementioned deed $380,000.00.) Being also known as 4405 Lealand Avenue Nashville, TN 37204.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131003-0104069, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 141, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4405 Lealand Ln., Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20140035013 DEEDWARR
Recvd: 05/20/14 10:40 2 pgs
Fees:13.00 Taxes:4054.98

20140520-0043229

Witness my/our hand(s) this the 15th DAY OF MAY, 2014.

Castleridge Home Builders, LLC

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison Lanquist to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who 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 16th day of May, 2014.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212