WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/14 14:33 3 pgs
Fees:18.00 Taxes:2331.85
20141007-0093015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,228.52.

Eileen Connelly Smith
Affiant

Subscribed and sworn to me on October 7th, 2014.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eileen Connelly Smith 2236 Castleman Drive Nashville, TN 37215	NEW OWNER	131 01 0N 013.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Company, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Eileen Connelly Smith, a married woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2236-A on Exhibit A to the Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20130815-0085975 and corrected by Scrivener's Affidavit of record as Instrument No. 20130821-0087986, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to John T. Rochford by Quitclaim Deed from Castleman Drive Partners, a Tennessee General Partnership, dated June 3rd, 2014, of record as Instrument No. 20140604-0048686 and corrected by Scrivener's Affidavit of record as Instrument No. 20140917-0085433, Register's Office for Davidson County, Tennessee.

Being further part of the same property conveyed to Castleman Drive Partners, a Tennessee General Partnership, from John T. Rochford, dated June 3rd, 2014, of record as Instrument No. 20140604-0048679, Register's Office for Davidson County, Tennessee.

Being further part of the same property conveyed to John T. Rochford, married, from Rochford Realty and Construction Co., Inc., a Tennessee corporation, dated July 18, 2013, of record as Instrument No. 20130723-0076182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rochford Realty & Construction Company, Inc., a Tennessee corporation from John T. Rochford, married, by quitclaim deed dated October 7th, 2014, of record as Instrument No. 20141007-0093014, said Register's Office.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and

GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on October 7th, 2014.

Rochford Realty and Construction Company, Inc.

By Donald F. Rochford, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 7th, 2014, before me personally appeared Donald F. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described, and who, upon oath, acknowledged himself to be an authorized representative and Vice President of Rochford Realty and Construction Company, Inc., the within named bargainor, and that he as such authorized representative and Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such authorized representative and Vice President.

Witness my hand and official seal on October 7th, 2014.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017