WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003332 DEEDWARR
Recvd: 01/14/15 09:38 2 pgs
Fees:13.00 Taxes:894.29
20150114-0003860

B-CR-14-4915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Castleridge Home Builders, LLC	**New owner**	
(NAME) **1101 Riverside Drive**	(NAME)	**91-7-139.00; 91-7-396.00 and 91-7-384.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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 **WEST NASHVILLE DEVELOPMENT CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CASTLERIDGE HOME BUILDERS, LLC,** 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:

Tract I:
Land in Davidson County, Tennessee, being Lot 904, Block 142, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tract II:
Land in Davidson County, Tennessee, being Lot 1 on the Final Plat Resubdivison of Lot 902, Block 142, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Instrument No. 20150105-0000911, in the Register's Office, Davidson County.

Tract III:
Land in Davidson County, Tennessee, being Lot 2 on the Final Plat Resubdivison of Lot 902, Block 142, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Instrument No. 20150105-0000911, in the Register's Office, Davidson County.

Being the same property conveyed by Warranty Deed from Betty J. Veach, Mary E. Pelham, Jonnye L. Pulley and William S. Davis, as the heirs of Retha L. Davis, deceased to West Nashville Development Co., LLC, a Tennessee Limited Liability Company as recorded on the 1st day of August, 2013 in Instrument No. 20130801-0080272; Affidavit as recorded on the 26th day of August, 2013 in Instrument No. 20130826-0089662 and part of Quitclaim Deed from West Nashville Development Co., LLC, a Tennessee Limited Liability Company to West Nashville Development Co., LLC, a Tennessee Limited Liability Company as recorded on the 13th day of August, 2013 in Instrument No. 20130813-0084761, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75, in the Register's Office for Davidson County, Tennessee.
* Plat of record in Instrument No. 20150105-0000911, in the Register's Office for Davidson County, Tennessee.
- All matters set out in Ordinances BL2004-176 and BL2013-441.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5001, 4915 & 4917 Tennessee Avenue, Nashville, Tennessee 37209**.

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 the 7th DAY OF JANUARY, 2015.

West Nashville Development Co., LLC, a Tennessee limited liability company

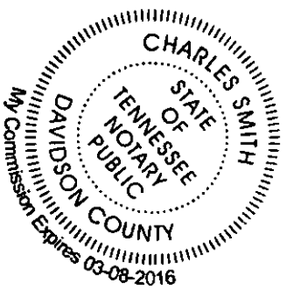
BY: _____
Jeffrey David Gaw
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFFREY DAVID GAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF MANAGER of WEST NASHVILLE DEVELOPMENT CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF MANAGER.

Witness my hand and official seal, this the 7th of January, 2015.

_____
Notary Public
My Commission Expires: 03/08/16
(SEAL)



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