WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082770 DEEDWARR
Recvd: 09/29/15 11:58 2 pgs
Fees:13.00 Taxes:814.00
20150929-0098792

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Castleridge Home Builders, LLC	Castleridge Home Builders, LLC	105-07-0-157.00
(NAME) 1319 Little Hamilton	(NAME) 1101 Riverside Dr	
(ADDRESS) Nashville TN 37203	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Chelsea Esquibel, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Castleridge Home Builders, LLC , THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the North 50 feet of the South 150 feet of the East 177.5 feet of Block "C" of the Merritt and Hagan Lands, of record in Minute Book N, Page 241, of the County Court for said County.

Said part of Block fronts 50 feet on the West side of Daisy Street or Little Hamilton Avenue and runs back between parallel line 177.5 feet to an alley.

Being the same property conveyed to Chelsea Esquibel by deed of record as Instrument No 20150929.0098791 Said Register's office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1319 Little Hamilton Nashville TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28 day of August, 2015.

Chelsea Esquibel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Danny Esquibel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the power of attorney for Chelsea Esquibel and he as such power of attorney being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Chelsea Esquibel himself as power of attorney in fact.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of August, 2015.

State of Tennessee Notary Public Davidson County

Notary Public

My Commission Expires: 7/24/2018