# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091386 DEEDWARR
Recvd: 10/27/15 11:02 2 pgs
Fees:13.00 Taxes:1461.14
20151027-0109154

B-CH-15-4915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,902.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

**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) |
|---|---|---|
| **Allison A. Nicholson and Murray M. Nicholson** | **State Farm Bank** | |
| (NAME) **4915 Tennessee Avenue** | (NAME) **111 Corporate Office Drive** | **091-07-0-396.00** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) **Earth City, MO 63045** | |
| (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 **ALLISON A. NICHOLSON AND MURRAY M. NICHOLSON, WIFE AND HUSBAND,** 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 Lot No. 1 on the Final Plat Resubdivision of Lot 902, Block 142, Plan No. 1 West Nashville of record in Instrument Number 20150105-0000911, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to West Nashville Development Co., LLC, a Tennessee limited liability company by Quitclaim deed from West Nashville Development Co., LLC, a Tennessee limited liability company of record in Instrument No. 20130813-0084761 Register's Office for Davidson County, Tennessee, dated August 6, 2012 and recorded on August 13, 2012. (Value of consideration shown in aforementioned deed $0.)

Being a part of the same property conveyed to Castleridge Home Builders, LLC by Warranty deed from West Nashville Development Co., LLC, a Tennessee limited liability company of record in Instrument No. 20150114-0003860 Register's Office for Davidson County, Tennessee, dated January 7, 2015 and recorded on January 14, 2015. (Value of consideration shown in aforementioned deed $241,700.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20150105-0000911, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, 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: **4915 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 23rd DAY OF OCTOBER, 2015.

Castleridge Home Builders, LLC

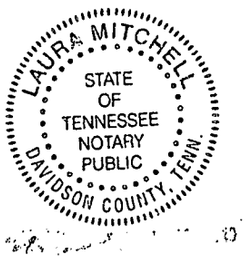
BY: _____
Allison Lanquist
Managing Member

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 23rd of October, 2015.

_____
Notary Public
My Commission Expires: 3/6/18
(SEAL)




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