WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055315 DEEDWARR
Recvd: 06/29/16 09:16 2 pgs
Fees:13.00 Taxes:1331.63
20160629-0066192

B-CR-16-6004A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2016.

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)
Scott Appleton	new owner	
(NAME) **6004A Pennsylvania Ave**	(NAME)	**91-2-3-M-1.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASTLERIDGE HOME BUILDERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT APPLETON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, 6004 Pennsylvania Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20150807-0078937, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Castleridge Home Builders, LLC by Warranty Deed from Berry Brock Goolsby and Carlene Goolsby, husband and wife, recorded June 4, 2015 in Instrument Number 20150604-0052383 and being part of the same property conveyed to Berry Brock Goolsby and wife, Carlene Goolsby by Cash Deed recorded April 13, 1992 in Book 8599, Page 950, Register's Office for Daivdson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 161, Page 75;
- Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0078937;
- HOA Charter of record in Instrument No. 20150722-0071695, Register's Office for Davidson, County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6004A Pennsylvania Ave, 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 24th DAY OF JUNE, 2016.

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 herself to be the Managing Member of Castleridge Home Builders, LLC, the within named bargainor, a limited liability company, and that she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

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