WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099690 DEEDWARR
Recvd: 11/10/16 13:07 2 pgs
Fees:13.00 Taxes:1147.00
20161110-0119144

D=GR=16=0607=1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
J Core Properties, LLC	**New owner**	
1483 Boardwalk Pl.		**091-05-0-048.00**
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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 **J CORE PROPERTIES, LLC,** 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 the Northerly 50 feet of Lot No. 4 and all of Lot No. 5 on the Plan of the Subdivision of Lot No. 28 and part of Lot No. 30 of the B. F. Cockrill Estate, as of record in Plat Book 332, page 2, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 and all of Lot No. 5 fronts together 150 feet on the Westerly side of Ries Street and extends back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Richard Hedgepath, Trustee by Quitclaim Deed from Carrie E. Scott, Raymond Martinie Scott, and James Edward Scott II, of record in Instrument No. 20070423-0047995, Register's Office for Davidson County, Tennessee, dated April 23, 2007 and recorded on April 23, 2007, and within the same deed, the said Richard Hedgepath, Trustee conveyed his interest in the subject property to Carrie E. Scott, Raymond Martinie Scott, and James Edward Scott II, as co-tenants with right of survivorship.

Being the same property conveyed to Castleridge Home Builders, LLC by Warranty deed from Raymond Martinie Scott and James Edward Scott, as co-tenants with right of survivorship of record in Instrument No. 20160722-0075963 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 22, 2016.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 2, Register's Office for Davidson County, Tennessee.
- Easement for Water Main of record in Book 3133, Page 189, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **607 Ries Avenue , Nashville, Tennessee 37209-1224**.

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 4th DAY OF NOVEMBER, 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 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 4th of November, 2016.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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