WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170058429 DEEDWARR
Recvd: 07/10/17 09:27 2 pgs
Fees:13.00 Taxes:1572.50

20170710-0068772

L-RE-16-4911-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

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)
Ryan Lux and Quyen Huynh	**Bank of Tennessee**	
(NAME)	(NAME)	**91-7-454.00**
4911 Tennessee Avenue	**PO Box 4980**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Johnson City, TN 37604**	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN LUX AND QUYEN HUYNH, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Lot No. 1, West Nashville Plan No. 1, Re-Subdivision of Lot 824, Block 143, of record in Instrument No. 20170210-0014149, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Castleridge Home Builders, LLC, by Warranty Deed from Heather Johnson, unmarried, recorded October 2, 2015 in Instrument No. 20151002-0100180, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 57, Pages 74 and 75 and Instrument No. 20170210-0014149, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20170420-0038601, Register's Office for Davidson County, Tennessee.

- All matters set out in Metro Ordinance No. BL2004-176.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4911 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 30th DAY OF JUNE, 2017.

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 30th of June, 2017.

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

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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