# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067992 DEEDWARR
Recvd: 08/07/17 12:49 2 pgs
Fees:13.00 Taxes:1628.00

20170807-0080564

B-SP-17-4913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE3rd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (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) |
|---|---|---|
| **Jordan Spicer** | new owner | |
| (NAME) | (NAME) | **091-07-0-455.00** |
| **4913 Tennessee Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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 **JORDAN SPICER, UNMARRIED AND JAMES SPICER, MARRIED AS** 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. 2 on the Plan of Re-Subdivision of Lot 824, Block 143, West Nashville Plan No. 1 of record in Plat at Instrument No. 20170210-0014149, 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 a portion of the same property conveyed to Charles Elkins and wife, Marie Elkins by Warranty Deed from Perry Edward Brown, Samuel Clyde Brown, Sarah Brown Clark, Albert Wayne Brown, Carolyn Brown Mullins, Betty Brown Guy, Patricia Brown and Amanda Brown of record in Book 9396, Page 40 Register's Office for Davidson County , Tennessee, dated June 13, 1944 and recorded on July 01, 1994 and re-recorded on May 01, 1995 of record in Book 9659, Page 138. And being a portion of the same property conveyed to Marie Elkins by Quitclaim Deed from Estate of Charles Elkins and Marie Elkins of record in Book 11340, Page 870 Register's Office for Davidson County , Tennessee, dated May 12, 1998 and recorded on February 16, 1999. And being a portion of the same property conveyed to Heather Johnson by Quitclaim Deed from Marie Elkins of record in Instrument No. 20050315-0028563 Register's Office for Davidson County, Tennessee, dated March 08, 2005 and recorded on March 15, 2005. And further being a portion of the same property conveyed to Castleridge Home Builders, LLC by Warranty Deed from Heather Johnson, unmarried of record in Instrument No. 20151002-0100180 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20170210-0014149, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160714-0072338 and Terminated in Instrument No. 20160829-0090074, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20170420-0038602, in the Register's Office for Davidson County, Tennessee.
- All matters set out in Metro Ordinance No. BL2004-176.
- Restrictions of record as Instrument Number 20151002-0100180 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herei.n

This is **improved** property known as: **4913 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 3rd DAY OF AUGUST, 2017.

Castleridge Home Builders, LLC

BY: _____

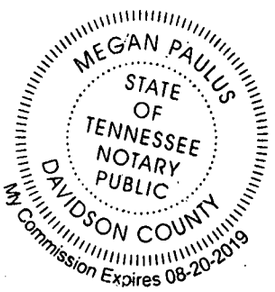
Allison Lanquist
Managing Member

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 3rd of August, 2017.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)




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