QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 132224 DEEDQC
08/23/2018 10:39:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180823-0083596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Castle Rock Builders, LLC (NAME)	**Same** (NAME)	
3194 Bush Drive (ADDRESS)	(ADDRESS)	**P/O 06409011900**
Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP & PARCEL NOS.

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,

CASTLE ROCK BUILDERS, LLC ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CASTLE ROCK BUILDERS, LLC ("GRANTEE")

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 NOS. 16 AND 17 OF BLOCK 5 ON THE PLAN OF BERRYVILLE OF RECORD IN BOOK 421, PAGE 117, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NOS. 16 AND 17 FRONT ON THE WEST SIDE OF WOOD AVENUE, LOT NO. 16 FRONTS 70 FEET AND LOT NO. 17 FRONTS 50 FEET, AND RUN BACK WESTWARDLY BETWEEN PARALLEL LINES, THE NORTH MARGIN OF LOT NO. 16 RUNS ALONG THE SOUTH MARGIN OF 6TH STREET, 150 FEET TO AN ALLEY, AND SAID TWO LOTS MEASURE TOGETHER 120 FEET ON THE EAST MARGIN OF A 15 FOOT ALLEY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO CASTLE ROCK BUILDERS, LLC, BY WARRANTY DEED FROM WILLIAM S. WALPOLE AND WIFE, GLENDA FRYE WALPOLE, OF RECORD IN INSTRUMENT NUMBER 20180815-0080632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **P/O 0 Woods Street (Lot 16 & Lot 17), Old Hickory, TN 37138**

Witness our hands this the 23rd day of August, 2018.

CASTLE ROCK BUILDERS, LLC

By: Michael Travis Dukes, Sole Member

STATE OF TN)
COUNTY OF Davidson)

On this day before me personally appeared **Michael Travis Dukes** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Castle Rock Builders, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Castle Rock Builders, LLC, as Sole Member.

Witness my hand and official seal, this the 23rd day of August, 2018.

Notary Public
My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY