WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164902 DEEDWARR
11/26/2018 03:43:25 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20181126-0115335

B-CR-18-12

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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)
Christopher Eubank **Jeff Mathews**	newowners	
(NAME) **300 Seven Springs Way, Apt #438**	(NAME)	**071-14-0-294.00**
(ADDRESS) **Brentwood, TN 37027**	(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, 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 **CHRISTOPHER EUBANK AND JEFF MATHEWS,** 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. 12 on the Plan of East View Subdivision of the Shwab Property, Block E of record in Plat Book 547, Page 64, 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 the same property conveyed to Primeowen, GP, a Tennessee General Partnership by Warranty deed from Ronell D. Moore, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161201-0125968 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on December 01, 2016.

Being the same property conveyed to Castleridge Home Builders, LLC by Warranty deed from Primeowen, GP, a Tennessee limited liability company of record in Instrument No. 20170726-0075514 Register's Office for Davidson County, Tennessee, dated July 24, 2017 and recorded on July 26, 2017. .

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, 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: **12 Lucile Street, Nashville, Tennessee 37207**.

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 20th DAY OF NOVEMBER, 2018.

Castleridge Home Builders, LLC, a Tennessee limited liability company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 20th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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