WARRANTY DEED

Karen Johnson Davidson County
Batch# 321807 **DEEDWARR**
11/27/2019 12:53:22 PM 2 pgs
Fees: $13.00 Taxes: $1,898.10

20191127-0122884

JM-VRES-19-904A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Wylie Dillard	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**083-07-4A-001.00-CO**
904A Riverside Drive	**4004 Hillsboro Pk. Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(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 **WYLIE DILLARD, AN UNMARRIED MAN,** 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 Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 904 Riverside Drive Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180427-0039847 and being shown on Plat attached thereto as Exhibit "C", 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 Elijah Dies, an unmarried man, and Amanda Morgan an unmarried woman, joint tenants with right of survivorship by Warranty deed from Shelia M. Denemark, an unmarried woman of record in Instrument No. 20100601-0041735 Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 01, 2010.

Being a portion of the same property conveyed to Amanda Morgan by Quitclaim deed from Elijah Dies of record in Instrument No. 20130927-0101877 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 27, 2013.

Being a portion of the same property conveyed to Castleridge Home Builders, LLC, a Tennessee limited liability company by Warranty deed from Amanda Morgan, unmarried of record in Instrument No. 20180418-0036312 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 18, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 33, Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines of record in Instrument Number 20140114-0003779, in the 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 20180427-0039847, Register's Office for Davidson County, Tennessee.
- Charter of 904 Riverside Drive Residences Homeowner's Association, Inc of record in Instrument Number 20180502-0041975, 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: **904A Riverside Drive, Nashville, Tennessee 37206**.

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 25th DAY OF NOVEMBER, 2019.

Castleridge Home Builders, LLC, a Tennessee limited liability company

BY: _____
Allison Lanquist
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 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 MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of November, 2019.

_____
Notary Public
My Commission Expires: 9/7/21
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7th, 2021

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