Karen Johnson Davidson County
Batch# 327475 DEEDWARR
12/10/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20191210-0127315

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

Y-TD-19-4207

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 Chew and Jennifer K. Chew	FIRST NATIONAL BANK OF MIDDLE TN	
(NAME)	(NAME)	
4207 Woods Street	1008 WILLIAMS DRIVE, STE. 301	**064-09-0-300.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	MURFREESBORO, TN 37129	
(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, **CASTLE ROCK 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 CHEW AND JENNIFER K. CHEW, HUSBAND AND WIFE,** 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. 17 of Block 5 on the Plan of Berryville of Record in Book 421, Page 117, in the Register' s Office of Davidson County, Tennessee, to Which Plan reference is hereby made for a more complete description of the property.

Said Lots. 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 on an alley, and said two Lots measure together 120 feet on the East margin of a 15 foot alley.

Being a portion 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 No. 20180815-0080632, Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 15, 2018.

Being a portion of the same property conveyed to Castle Rock Builders, LLC by Quitclaim Deed from Castle Rock Builders, LLC of record in Instrument No. 20180823-0083596, Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on August 23, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 10718, Page 540, 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: **4207 Woods Street, Old Hickory, Tennessee 37138**.

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 4th DAY OF DECEMBER, 2019.

Castle Rock Builders, LLC

BY: _____

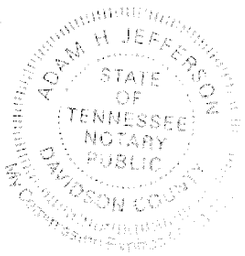
M. Travis Dukes
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. TRAVIS DUKES, 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 CASTLE ROCK 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 4th of December, 2019.

_____
Notary Public
My Commission Expires: 5/5/21
(SEAL)



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022