WARRANTY DEED

Karen Johnson Davidson County
Batch# 384843 DEEDWARR
04/13/2020 02:24:58 PM 2 pgs
Fees: $13.00 Taxes: $1,108.15

20200413-0038411

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Y-CP-20-4203

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)
Joshua Dassau and Lindsey Dassau (NAME)	**New Owner** (NAME)	**064-09-0D-001.00-CO**
4203 Woods Street (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (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 **JOSHUA DASSAU AND LINDSEY DASSAU, 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 Unit No. 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Woods Street Homes of record as Instrument No. 20181016-0102455 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 Charles E. Walker by Warranty Deed from Velma Denson Warren and husband, Aaron N. Warren of record in Book 6034, Page 394, Register's Office for Davidson County, Tennessee, dated April 08, 1983 and recorded on April 08, 1983. (Value or consideration as shown in aforementioned deed $7,500.00.)

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:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20181016-0102455, Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20190508-0043110, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20181030-0107539, in the 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: **4203 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 9th DAY OF APRIL, 2020.

Castle Rock Builders, LLC

BY:_____

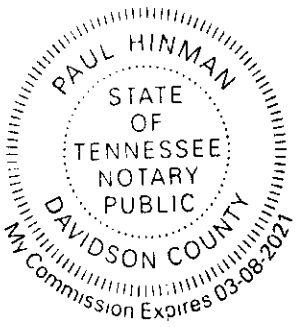
Travis Dukes
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 9th of April, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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