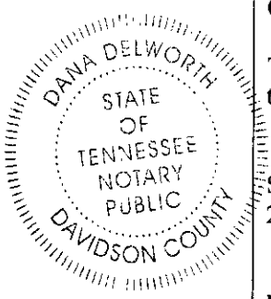
WARRANTY DEED



State of Tennessee
County of ~~Rutherford~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$171,050.00.**

Brian Mitchell
Affiant

Subscribed and sworn to before me, this the 12th day of June, 2020.

Dana Delworth
Notary Public

My commission expires: 7/6/20
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 419243 **DEEDWARR**
06/18/2020 01:20:10 PM 2 pgs
Fees: $13.00 Taxes: $632.88

20200618-0064384

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Castleridge Home Builders, LLC	New Owner	**044/503 9400**
1101 Riverside Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Mark S. Moore, Guardian of Richard Pogue, unmarried,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Castleridge Home Builders, LLC, A Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 36 and Part of Lot No. 37, SECTION B ON THE PLAN OF E. I. DUPONT DE NEMOURS AND COMPANY'S SUBDIVISION, according to survey and plat of same appearing of record in Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Richard Pogue, unmarried, by deed of record in Deed Book 6047, page 658, of the Register's Office of Davidson County, Tennessee. By Order of the Probate Court of Rutherford County, Tennessee dated January 28, 2020, Mark S. Moore was appointed as Guardian of Richard Pogue, unmarried. Pursuant the terms of this Order, the property was to be auctioned. By Order filed June 12, 2020, the Court approved the sale of the real property and found that said sale was in the best interest of the Ward, Richard L. Pogue.

THIS conveyance is subject to the Order of record in Book 6045, page 895 and to any and all other matters as shown on subdivision plat of record in Book 1424, page 67, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **1201 Birdsall St., Old Hickory, TN 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, its successors and assigns forever. The GRANTOR covenants with the said GRANTEE that he is lawfully seized and

Return to:
Eudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File: B-MM-20-1201

possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **12th** day of **June, 2020.**

Richard Pogue

Richard Pogue by Mark S Moore guardian

By: Mark S. Moore, Guardian

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, Mark S. Moore, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Guardian of the maker, Richard Pogue or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker.

Witness my hand, at office, this **12th** day of **January, 2020.**

Lori J Shelton

Notary Public

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 8/19/23