WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/04 15:57 2pgs
Fees:13.00 Taxes:4717.50

20041115-0137076

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Byrne	AmSouth Bank	Map 130-11
(NAME)	(NAME)	
923 Lynnwood Boulevard	2050 Parkway Office Circle	Parcel 24.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **CASTLE PROPERTIES G.P.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN G. BYRNE AND WIFE, THERESA A. BYRNE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 3 on the Resubdivision of Lots 1-3 & 40-43 of the Revised Plat of the New Golf Club Subdivision, as of record in Book 6900, page 539, Register's Office for Davidson County, Tennessee, a revision of the Revised Plat of the New Golf Club Subdivision of record in Book 421, page 185, said Register's Office, being part of Lot No. 11 on the original plan of said property, as of record in Book 421, page 104, said Register's Office.

Being the same property conveyed to Castle Properties, G.P., by deed from Stephens Dudley, also being B. Stephens Dudley, dated October 23, 2003, of record in Instrument No. 20031024-0157518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 539, said Register's Office; (c) sewer easement in favor of the City of Belle Meade of record in Book 5787, page 460, said Register's Office; (d) and Deed to Petracek of record in Book 11010, page 217, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 923 Lynnwood Boulevard, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 12th day of November, 2004.

Castle Properties G.P.

By: W. Ridley Wills, III

W. Ridley Wills, III, Partner

By: Wendell Harmer

Wendell Harmer, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, of the state and county aforesaid, personally appeared W. Ridley Wills, III and Wendell Harmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Partners of Castle Properties G.P., the within named bargainor, and that they as such Partners, executed the foregoing instrument for the purpose therein contained, by signing the name of Castle Properties G.P. as Partners.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2004.

Commission expires:

Notary Public

