WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/06 09:41 2 pgs
Fees:13.00 Taxes:3515.00

20060306-0025399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires June 2, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Anne Harwell, Trustee	**Same As Owner**	**Map 117-13-B**
(NAME) **708 Overton Park**	(NAME)	**Parcel 150**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, WE, **CASTLE CONTRACTORS, LLC**, Tennessee limited liability company HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ANNE HARWELL TRUSTEE FOR THE MARY ANNE HARWELL LIVING TRUST dated June 18, 2004, as from time to time amended, with full power to encumber, mortgage, sell, transfer or convey without joinder of any other person or entity,** 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. 708 on the Plan of Abbottsford, Phase 2, Revision 1, a Planned Unit Development, as of record in Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Castle Contractors, LLC, a Tennessee limited liability company, by deed from Teresa B. Bolton and husband, Bradley M. Bolton of record as Instrument No. 20040505-0051569, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; setback lines as set forth on the plan of record and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20010502-0044874, as revised in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512, said Register's Office; (c) Restrictive covenants contained in Book 6537, page 303, as amended in Book 6576, Book 6578, as amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, as Instrument No. 20010330-0000930, Instrument No. 20010502-0045152, re-record as Instrument No. 20010514-049648, said Register's Office; (d) Charter of record in Book 6548, page 213, said Register's Office; and (e) Joint Driveway Easement of record as Instrument No. 20030624-0086967 and as Instrument No. 20030624-0086968, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 708 Overton Park, Nashville, TN 37215

(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 2nd day of March, 2006.

Castle Contractors, LLC

By: _____
Alan Looney, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Alan Looney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Chief Manager of Castle Contractors, LLC** the within named bargainor, a limited liability company, and that as such Chief Manager (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2006.

Commission expires:



_____
Notary Public