WARRANTY DEED

SHANNON PHILSIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Jonathan G. Castle	First Horizon Home Loans	
(NAME)	(NAME)	
3519 Woodmont Blvd.	P.O. Box 809	**P/O MAP 117-5**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis TN 38101	**PARCEL 157**
(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, **GEORGIAN PROPERTIES, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN G. CASTLE AND WIFE, JILL L. CASTLE,** 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 Unit B as described in Exhibit "B" of the Master Deed for Woodmont Estates, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et Seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Woodmont Estates Townhomes, of record in Instrument No. 20071213-0143749, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws contained as Exhibit "C" of said Master Deed. Reference is hereby made to the plan of record in Book 974, page 29 and revised in Instrument No. 20050919-0112039, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Georgian Properties, LLC a Tennessee limited liability company by Quit-Claim Deed from John Scott Kendall and wife, Carolyn W. Kendall, dated December 11, 2007, recorded December 13, 2007 of record in Instrument No. 20071213-0143748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 974, page 29 and revised in Instrument No. 20050919-0112039, said Register's Office; (c) Master Deed of record in Instrument No. 20071213-0143749, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3519 Woodmont Blvd., 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 14th day of December, 2007.

Georgian Properties, LLC

By: Scott Kendall

Scott Kendall, President

Davidson County DEEDWARR
Recvd: 12/19/07 10:25 2 pgs
Fees:13.00 Taxes:4347.50

20071219-0145514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Scott Kendall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Georgian Properties, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2007.

Commission expires:



Notary Public