WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/08 10:49 2 pgs
Fees:13.00 Taxes:1443.00

20080917-0095010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$390,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2008.

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
Castle Contractors, LLC	**Same as New Owner**	**Map T16-12-L-5**
(NAME)	(NAME)	**Parcel 5.00CO**
5214 Maryland Way #102		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ESTES CASTLE VENTURE, General Partnership** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASTLE CONTRACTORS, LLC, Tennessee limited liability company,** 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. 5 on the Final Plat of Arundel Subdivision Estes Road, of record as Instrument No. 20070717-0085048, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description.

Being part of the same property conveyed to Estes Castle Venture, a Tennessee General Partnership by deed from Broadway Properties, a Tennessee limited partnership, of record Instrument No. 20061030-0133913, 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) 2008 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20070717-0085048 said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20070829-0130602, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **4212 Arundel Court, 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 15th day of September, 2008.

Estes Castle Venture

By:
Steven D. Ezell, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Steven D. Ezell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **General Partner of Estes Castle Venture** (the "Company") the within named bargainor, a Tennessee partnership, and that as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2008.

Commission expires:



Notary Public