Prepared By & Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

File No. 210120097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
BARRETT JR. DONALD P.

BILL GARRETT, Davidson County
Trans:T20100081178 DEEDWARR
Recvd: 12/28/10 09:25 2 pgs
Fees:13.00 Taxes:1285.75
20101228-0102480

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Castle Contractors, LLC	Castle Contractors, LLC	116120L00800-CO
(NAME) 5214 Maryland Way, Ste. 102	(NAME) 5214 Maryland Way, Ste. 102	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Estes Castle Venture, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Castle Contractors, LLC, hereinafter called the grantee(s), his 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 all of Lot No. 8, on the plan of Arundel Subdivision, of record in Instrument No. 20070717-0085048, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to ESTES CASTLE VENTURE, A TENNESSEE GENERAL PARTNERSHIP by Deed from BROADWAY PROPERTIES, A TENNESSEE LIMITED PARTNERSHIP, dated 10/26/2006 and filed for record on 10/30/2006 in Instrument No. 20061030-0133913, Register's Office for DAVIDSON County, Tennessee.

Being part of the same property conveyed to ESTES CASTLE VENTURE, A TENNESSEE GENERAL PARTNERSHIP by Deed from BROADWAY PROPERTIES, A TENNESSEE LIMITED PARTNERSHIP, dated 10/26/2006 and filed for record on 10/30/2006 in Instrument No. 20061030-0133913, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 547, Page 47, Instrument No. 20070717-0085048, said Register's Office.

Restrictions of record in Instrument No. 20070829-0103602, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20070130-0012097, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 116120L00800

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4200 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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 23rd day of December, 2010.

Estes Castle Venture

By:
Michael A. Hartley, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael A. Hartley with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the with instrument for the purposes therein contained, and who further acknowledged that he is a partner of Estes Castle Venture, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand at office this 23rd day of December, 2010.

Commission expires: 9/23/13

Notary Public

File Number: 210120097

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

