	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$340,000.00**. Affiant Subscribed and sworn to before me, this the 14th day of June, 2012. Notary Public My commission expires: 12-10-12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark A. Magnuson	New Owner ~~**Franklin Synergy Bank**~~	**116-12-0L-007 CO**
3 Warwick Lane ~~**4204 Arundel Court**~~	~~**722 Columbia Ave.**~~	
37205 **Nashville, TN** ~~**37215**~~	~~**Franklin, TN 37064**~~	

FOR AND IN 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 ACKNOWLEDGE, WE,

Castle Contractors, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark A. Magnuson and Lucile Houseworth, husband and wife

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. 7 on the Plan of Final Plat 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 more complete description.

Being the same property conveyed to CASTLE CONTRACTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ESTES CASTLE VENTURE, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20080912-0093521, dated August 5, 2008, said Register's Office.

This is unimproved property known as **4204 Arundel Court, Nashville, TN 37215.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 14th day of June, 2012.

Castle Contractors, LLC, a Tennessee limited liability company

By: _____
Alan L. Looney, President

BILL GARRETT, Davidson County
Trans:T20120044705 DEEDWARR
Recvd: 06/18/12 10:31 2 pgs
Fees:13.00 Taxes:1258.00
20120618-0053100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Hillary Torrence, of the state and county mentioned, personally appeared Alan L. 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 the President of Castle Contractors, LLC, the within named bargainer, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself as President.

Witness my hand and official seal, the 14th day of June, 2012.

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

