BILL GARRETT, Davidson County
Trans:T20140017554 DEEDWARRSP
Recvd: 03/14/14 15:23 3 pgs
Fees:18.00 Taxes:851.00
20140314-0021599

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| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $230,000.00.<br><br>Affiant<br>Subscribed and sworn to before me, this 14th day of March, 2014.<br><br>Notary public<br>My commission expires: |

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows:
Castle Contractors, LLC
5214 Maryland Way, Ste 102
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
159 10 0B 015.00

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GWP LAND PARTNERS,** a Tennessee general partnership, consisting of Michael A. Hartley, Steven D. Ezell and GWP Land Development,

LLC, a Tennessee limited liability company, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **CASTLE CONTRACTORS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot 13B, as shown on the map entitled Dorset Park Subdivision, of record as Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being part of the same property conveyed to GWP Land Partners, a Tennessee general partnership consisting of Michael A. Hartley, Steven D. Ezell and GWP Land Development, LLC, a Tennessee limited liability company, by special Warranty Deed and quitclaim deed from Bethel World Outreach Center, Inc., of record as Instrument No. 20071030-0128080 and Instrument No. 20071030-0128081, dated October 29, 2007, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record as Instrument No. 20071011-0120896, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Easements and Restrictions for Dorset Park of record as Instrument No. 20110413-0028597, as amended by First Amendment to Declaration of Covenants, Easements and Restrictions Dorest Park of record as Instrument No. 20140224-0015310, in said Register's Office.

5. Restrictions recorded in Book 1306, page 210, Register's Office for Davidson, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071119-0134940, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 11684, page 447, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 907 Dorset Dr., Brentwood, TN 37027.

**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, its successors and assigns, forever; and we covenant with the said Grantee and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not otherwise.

**WITNESS** my hand this 14th day of March, 2013.

**GWP LAND PARTNERS,**
**a Tennessee general partnership**

BY: _____
Michael A. Hartley, General 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, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 14th day of March, 2013.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

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