THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081713** BILL GARRETT, Davidson County Trans:T20140064097 DEEDWARR Recvd: 08/28/14 15:09 2 pgs Fees:13.00 Taxes:2960.00 20140828-0078862	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2014

WARRANTY DEED

Address New Owner: Castle 98 Trust 20 Hillcrest Heights Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-12-43.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory S. Daily and Collie Daily, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert C. Taylor, Trustee of the Castle 98 Trust dated March 19th, 2013, its successors and assigns, with full right and power to convey, sell, transfer, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party**, (hereinafter referred to as the "Grantee), all of the right, title and interest in and to the property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, HILLCREST HEIGHTS, REVISED, as shown on plat of record in Plat Book 7900, Page 449, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Howard W. Herndon, Trustee with full power to sell, mortgage, lease, convey or otherwise encumber without the joinder of any beneficiary by Warranty Deed from Tricoast Limited Partnership, a California Limited Partnership, recorded on the 3rd day of December, 1996 in Deed Book 10277, Page 784, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gregory S. Daily and Collie Daily, Husband and Wife by Quitclaim Deed from Howard W. Herndon, Trustee with full power to sell, mortgage, lease, convey or otherwise encumber without the joinder of any beneficiary of record in Instrument No 20140828-0078860, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLCREST HEIGHTS, REVISED, as recorded in Plat Book 7900, Page(s) 449.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 9116, Page 152.

Terms and provisions of by-Laws recorded in Book 9116, Page 182.

Charter of Homeowners Association recorded in Book 8666, Page 164.

Subject to Agreement recorded in Book 9116, Page 210 and amended to include Lot 2 recorded in Book 9368, Page 57.

This is improved property located at 20 Hillcrest Heights Drive Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2014.

Gregory S. Daily

Collie Daily by Gregory S. Daily as attorney-in-Fact.
by Gregory S. Daily, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory S. Daily, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory S. Daily,** 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 **Attorney-in-fact for Collie Daily,** 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 26th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014