WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/15 08:09 3 pgs
Fees:18.00 Taxes:4976.50
20150220-0014583

State of Tennessee
County of Davidson Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MAY 23, 2016

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
Stephen Bartek III	New Owner	Map 159-10 B Parcel 15.00 CO
(NAME)	(NAME)	
907 Dorset Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, 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, **Stephen Bartek, III and wife, Mary Jane Bartek,** 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 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 herby made for a more complete and accurate legal description.

Being he same property conveyed to Castle Contractors, LLC, a Tennessee limited liability company by Special Warranty Deed from GWP Land Partners, a Tennessee general partnership, of record as Instrument No. 20140314-0021599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters of record in the Register's Office for Davidson County, Tennessee: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the Plan of Dorset Park Subdivision, of record as Instrument No. 20080626-0065807, said Register's Office; (c) All matters appearing on the Plan of Bethel Subdivision, of record as Instrument No. 20071011-0120896, said Register's Office; (d) Restrictive covenants contained as Instrument No. 20110413-0028597, as amended in Instrument No. 20140224-0015310, said Register's Office; (e) Restrictions recorded in Book 106, page 210, said Register's Office; (f) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record as Instrument No. 20071119-0134940, said Register's Office; (g) Storm Water Detention Agreement, of record in Book 11684, page 447, said Register's Office; and (h) Notice of Restriction of Duplex Development, of record as Instrument No. 20130710-0071470, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 907 Dorset Drive, Brentwood, TN 37027
(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/our hands this 17th day of February, 2015.

Castle Contractors, LLC

By: _____
Alan Looney, Chief Manager

State of Tennessee
County of Davidson

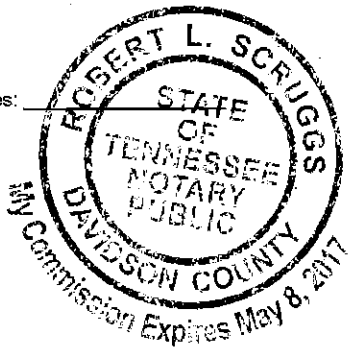
Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Alan Looney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager of Castle Contractors, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 12215016



CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 11/15/2015