WARRANTY DEED

15-03-015

BILL GARRETT, Davidson County
Trans:T20150034371 DEEDWARR
Recvd: 05/05/15 11:03 2 pgs
Fees:13.00 Taxes:1850.00
20150505-0040714



State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2015

Notary Public

My Commission Expires: 5-26-16 (AFFIX SEAL)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CASTLE LAND COMPANY, LLC	NEW OWNER	130-16-0
(NAME) 5214 Maryland Way, Ste. 102	(NAME)	046.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES R. LACHS, MARRIED AND JOHN LACHS, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CASTLE LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors 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. 3 on the Plan of Yancey Subdivision**, as of record in Plat Book 2330, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JAMES R. LACHS, UNMARRIED, AND JOHN LACHS, UNMARRIED, by Deed from JAMES M. HALLORAN AND WIFE, LORI HALLORAN, of record in Instrument No. 20010629-0069052, Register's Office for Davidson County, Tennessee.

LISA LACHS, spouse of the above named **JAMES R. LACHS,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

SHIRLEY LACHS, spouse of the above named **JOHN LACHS,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is subject to Restrictive Covenants of record in Book 1728, Page 117, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **4511 Yancey Drive, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of April, 2015.

JAMES R. LACHS

JOHN LACHS

LISA LACHS

SHIRLEY M. LACHS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES R. LACHS AND LISA LACHS, HUSBAND AND WIFE, AND JOHN LACHS AND SHIRLEY M. LACHS, HUSBAND AND WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2015.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY