THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054183** BILL GARRETT, Davidson County Trans:T20150044239 DEEDWARR Recvd: 06/05/15 09:13 2 pgs Fees:13.00 Taxes:1480.00 20150605-0052697	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: William Denbo and Natalie Denbo 103 Powell Court, Suite 100 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13005009000

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, **Castle Land Company, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Denbo and Natalie Denbo, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 10 of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Pages 71 and 72, Register's Office for said County.

Being a portion of the same property conveyed by Warranty Deed from Catherine O'Neil Wise, Trustee of The Catherine O'Neil Wise Living Trust, Established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010 to Castle Land Company, LLC, a Tennessee limited liability company, as recorded on the 27th day of November, 2013 in Instrument No. 20131127-0121684 and being a portion of Quitclaim Deed from Mary Lee Proctor O'Neil, Trustee of The William S. O'Neil Bypass Trust UTA dated June 23, 2004 to Catherine O'Neil Wise, Trustee of The Catherine O'Neil Wise Living Trust, established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010, as recorded on the 15th day of June, 2010 in Instrument No. 20100615-0046542, 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 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 71 and 72.

This is improved property located at 122 BROOKFIELD AVE Nashville, TN 37205.

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 4th day of June, 2015.

Castle Contractors, LLC, a Tennessee limited liability company

By Alan Looney, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Looney, 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 Chief Manager of Castle Contractors, LLC, a Tennessee limited liability company, 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 4th day of June 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018