BILL GARRETT, Davidson County
Trans:T20150078607 DEEDWARR
Recvd: 09/16/15 09:51 3 pgs
Fees:18.00 Taxes:1091.50
20150916-0093805

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is ~~$295,000.00~~. Affiant Subscribed and sworn to before me, this 14 day of September, 2015. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John F. Floyd and Caroline Floyd 909 Dorset Drive Brentwood, TN 37027	106 Abbeywood Nashville, TN 37215	159100B01600CO

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, **CASTLE CONTRACTORS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JOHN F. FLOYD AND WIFE, CAROLINE FLOYD**,

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13A on the Map entitled Dorset Park Subdivision, of record in Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Castle Contractors, LLC, a Tennessee limited liability company, by deed from 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, of record in Instrument No. 20120606-0049445, 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. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

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

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

4. Declaration of Covenants, Conditions and Restrictions for Dorset Park, of record in Instrument No. 20110413-0028597, Register's Office for Davidson County, Tennessee.

5. Restrictions recorded in Book 1306, page 210, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

6. Rights of parties in possession.

This is unimproved property known as: 909 Dorset Drive, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 14 day of September, 2015.

CASTLE CONTRACTORS, LLC,
a Tennessee limited liability company

By: _____
Alan Looney, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 the **CHIEF MANAGER**, 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 14 day of September, 2015.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

619331.1/200736