WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150106625 DEEDWARR
Recvd: 12/17/15 12:36 2 pgs
Fees: 13.00 Taxes: 1850.00
20151217-0127025

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Castle Contractors LLC	New Owner	130-05-0
(NAME)	(NAME)	(MAP)
5214 Maryland Way, Suite 102		085
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Martha Braun, Trustee of the Martha Braun Revocable Trust dated March 13, 2013, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Castle Contractors, LLC, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 16, on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, of record in Plat Book 1130, Pages 71 and 72, said Register's Office, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Martha J. Braun by Warranty Deed dated 11/02/2011 from Dorothy L. Duncan, Trustee of the Dorothy L. Duncan Revocable Living and Trust dated October 24, 2003 of record in Instrument 201111100087991, Register's Office for Davidson County, Tennessee; and further conveyed to Martha Braun, Trustee of the Martha Braun Revocable Trust dated March 13, 2013 by Quit Claim Deed dated 03/13/2013 from Martha J. Braun of record in Instrument 201411050102315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved property known as: 119 Taggart Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my/our hand(s) this 15th day of December, 2015.

Martha Braun Trustee
Martha Braun, Trustee of the Martha Braun Revocable Trust dated March 13, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Martha Braun, Trustee of the Martha Braun Revocable Trust dated March 13, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December, 2015.

Jennifer L. Stacey
Notary Public

My Commission Expires: 9/20/17

