WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160037302 DEEDWARR
Recvd: 05/05/16 08:59 2 pgs
Fees: 13.00 Taxes: 4991.30
20160505-0044305

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,349,000.00

Kathleen Bao
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer B. Baldock	New Owner	Map 15910-B
(NAME)	(NAME)	
915 Dorset Drive		Parcel 12.00
(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 **Jennifer B. Baldock and Henry J. Baldock, wife and husband,** 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 11B, as shown on the map entitled Dorset Park Subdivision, of record as Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to all of which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Castle Contractors, LLC a Tennessee limited liability company, by Warranty Deed from GWP Land Partners a Tennessee general partnership, by Michael A. Hartley, General Partner, filed for record on April 26, 2013 as Instrument No. 20130426-0041923, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Instrument No. 20080626-0065807, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 915 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.

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

BOX 10-A

Witness my/our hands this 29th day of April, 2016.

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 seal this 29th day of April, 2016.

Notary Public

My Commission Expires: _____

File No.: 36671

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017