

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,100.00. Ashley Reis

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2016. Mandy Terry

Notary Public

My commission expires: 3-10-19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARRSP
Recvd: 06/08/16 09:23 3 pgs
Fees:18.00 Taxes:333.37
20160608-0057683

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Joseph Rast	NEW OWNER	**016-00-0-011.00**
2794 Ivey Point Road		
Goodlettsville, TN 37072		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Castle 2016, LLC, a New York limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Rast , unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the 10th Civil District of Davidson County, Tennessee, and being further described as follows; to-wit:

Beginning at a point in the center of Ivey Point Road, corner to Leonard Sterry in Walter Krantz' East line and the northwest corner of the tract herein conveyed; thence with the center of Ivey Point Road, South 21° 43' West 100 feet; thence South 29° 13' West 100 feet; thence South 30° 45' West 50 feet and leaving said Road; thence South 71° 31' East 642.1 feet; thence North 03° East 400 feet; thence 87° West 519.3 feet to the point of beginning, containing 4.1 acres, according to a survey of John M. Sullivan, Civil Engineer, Dated February 7, 1959.

Being the same property conveyed to Perry T. Arrington and wife, Karen M. Arrington by Warranty deed from William Howard Withers and wife, Sonya Jane Withers of record in Book 7689, Page 927 Register's Office for Davidson County, Tennessee, dated October 28, 1988 and recorded on October 28, 1988. (Value of consideration shown in aforementioned deed $41,600.00.)

Being the same property conveyed to U.S Bank, National Association by Substitute Trustee's deed from J. Phillip Jones, as Substitute Trustee of record in Instrument No. 20150506-0041257 Register's Office for Davidson County, Tennessee, dated May 1, 2015 and recorded on May 6, 2015. (Value of consideration shown in aforementioned deed $57,135.00.)

Being the same property conveyed to Castle 2016, LLC by Special Warranty deed from U.S. Bank National Association as Successor By Merger to U.S. Bank National Association, ND of record in Instrument No. 20160328-0028449 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 28, 2016. (Value of consideration shown in aforementioned deed $41,800.00.) Being also known as 2794 Ivey Point Road Goodlettsville, TN 37072.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2794 Ivey Point Road, Goodlettsville, TN 37072.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE ~~AS OF~~ June 6, 2016:

Castle 2016, LLC

By: Victor Naar, Manager

STATE OF ~~TENNESSEE~~ NY)
)
COUNTY OF Westchester)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Victor Naar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Manager of Castle 2016, LLC, a New York limited liability company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 6th day of June, 2016.

My Commission Expires:_____

Notary Public

20161263C

KRISTINA POLTRACK
NOTARY PUBLIC
STATE OF NEW YORK
01PO6293827
Westchester County
COMMISSION EXPIRES
DECEMBER 16, 2017

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY