Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1210

Bk/Pg

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Rhodes Company, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Jackson Conklin, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Castleman Estates, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103, of record in Instrument No. 20131219-0128329, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Rhodes Company, LLC, a Tennessee Limited Liability Company by deed from Lorraine C. Sciadini, unmarried, dated October 30, 2013, of record in Instrument No. 20131101-0113342, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2036 Castleman Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2016.

The Rhodes Company, LLC

President

By Thomas J. Rhodes, President

BILL GARRETT, Davidson County
Trans:T20160052217 DEEDWARR
Recvd: 06/20/16 13:04 2 pgs
Fees:13.00 Taxes:2867.50
20160620-0062500

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Thomas J. Rhodes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of The Rhodes Company, LLC, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of The Rhodes Company, LLC as President.

Witness my hand and official seal on this date 17th day of June, 2016.

Notary Public
My Commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 775,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of June, 2016.

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/6/17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jonathan Jackson Conklin 2036 Castleman Drive Nashville, TN 37215	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	131-6-L-2.00