BILL GARRETT, Davidson County
Trans:T20160101082 DEEDWARRSP
Recvd: 11/16/16 09:04 2 pgs
Fees:13.00 Taxes:962.00
20161116-0120654

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

Affiant

Subscribed and sworn to before me, this 10th day of November, 2016

Notary Public

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

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 | | PART OF 159-00-0 |
| (NAME) | (NAME) | (MAP) |
| 5214 Maryland Way, Suite 102 | New Owner | 055.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VOCE DEVELOPMENT 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 **CASTLE CONTRACTORS LLC, a Tennessee limited liability company,** hereinafter called the Grantee, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Final Plat, Voce, Phase 2B of record in Plat at Instrument No. 20160808-0082374, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Voce Development Company, LLC by special warranty deed from Granny White Cabin Realty, LLC of record in Instrument No. 20160726-0076796 Register's Office for Davidson County, Tennessee, dated 07/26/2016 and recorded on 07/26/2016.

This conveyance is subject to (i) taxes for the current year which will be paid by the Grantor; (ii) taxes for subsequent years which will be paid by the Grantee; (iii) all matters as contained on the plat of the Subdivision; and (iv) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is unimproved property known as: 1805 Writers Circle, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 10th day of November, 2016.

VOCE DEVELOPMENT COMPANY, LLC

By: _____
R. Shannon Pollard, Chief Manager

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Shannon Pollard, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Voce Development Company, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said R. Shannon Pollard, as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of November, 2016.

Lisa W. Carnes
Notary Public

My commission expires 8/20/2017

