Bill Garrett Davidson County
Batch# 375 DEEDWARR
09/12/2017 12:04:28 PM 2 pgs
Fees: $13.00 Taxes: $2,876.75
20170912-0093294

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $777,500.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2017. Notary Public My Commission Expires: 07/06/2020

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ian Morrison 2036 Castleman Dr. Nashville, TN 37215	New owner	131 06 0L 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN JACKSON CONKLIN, a single man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **IAN MORRISON AND VIVIANNE E. MORRISON, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Castleman Estates, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131219-0128329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Jackson Conklin, a single man, by deed dated June 17, 2016, from The Rhodes Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20160620-0062500, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-172036

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A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 38, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Castleman Estates, a Horizontal Property Regime, with Private Elements, of record in Instrument No. 20131219-0128329, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20140312-0020765, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants contained in Instrument of record in Book 1429, page 586, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2036 Castleman Dr., 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind himself, his heirs and assigns, 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.

WITNESS my hand this 8th day of September, 2017.

Jonathan Jackson Conklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Jackson Conklin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2017

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

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