Bill Garrett Davidson County
Batch# 39370 DEEDWARR
12/19/2017 10:32:04 AM 2 pgs
Fees: $13.00 Taxes: $1,838.07
20171219-0129077

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$496,775.00**

Affiant

Subscribed and sworn to before me, this 18th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Arthur A. Temlock 1209 Laurel Springs Way Signal Mountain, TN 37377	NEW OWNER	131-10-0048.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Castle Land Company, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arthur Temlock and Meril Temlock, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, First Addition, Seven Hills of record in Plat Book 2663, Page 51, 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 the same property conveyed to Castle Land Company, LLC, a Tennessee limited liability company, by Warranty deed from Nicholas Reiter and wife, Jessamyn Reiter, of record in Instrument No. 20170703-0066695, Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1408 Burton Valley Road, Nashville, Tennessee 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 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.

Witness my hand this 18th day of December, 2017.

Castle Land Company, LLC

By: _____
Alan Lynn Looney, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of December, 2017.

_____
Notary Public

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/3/21