NEW OWNER:

Castleman Partners LLC
108 Belle Meade Blvd
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel: 131-07-1H-001.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 18-654A

Karen Y Johnson Davidson County
Batch# 157830 **DEEDWARR**
11/09/2018 09:44:03 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25

20181109-0110975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars ($322,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CATALYST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CASTLEMAN PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of November, 2018.

Bob Michael Shivers Pres.

CATALYST PROPERTIES, LLC
BY BOB MICHAEL SHIVERS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, BOB MICHAEL SHIVERS, SR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is PRESIDENT of CATALYST PROPERTIES, LLC, the within-named bargainer, and as such authorized officer, being give the authority to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of October, 2018.

NOTARY PUBLIC

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 3/24/2020

****

The actual consideration or value, whichever is greater, for this transfer is **$322,500.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of November, 2018.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A, of Declaration of Protective Covenants Conditions and Restrictions for 1808 Castleman Cottages, A Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20180504-0042589, 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 Bill D. Williams and Dana L. Hickman by Warranty deed from Frank Palmer Harrell and Donna Sue Coggins, Devisees under the Last Will and Testament of Elizabeth Palmer Harrell Smith of record in Instrument No. 20021230-0161771 Register's Office for Davidson County, Tennessee, dated December 23, 2002 and recorded on December 30, 2002. (Value or consideration as shown in aforementioned deed $215,000.00.)

Being a portion of the same property conveyed to BW Leasing, LLC, an Alabama limited liability company by Quitclaim deed from Bill D. Williams and Dana Hickman Williams f/k/a Dana L. Hickman, husband and wife of record in Instrument No. 20100415-0028484 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 15, 2010. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Bill D. Williams by Quitclaim deed from BW Leasing, LLC, an Alabama limited liability company of record in Instrument No. 20180227-0018331 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on February 27, 2018. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Bill D. Williams by Quitclaim deed from BW Leasing, LLC, a Tennessee limited liability company of record in Instrument No. 20180302-0019610 Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on March 02, 2018. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Catalyst Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Bill D. Williams of record in Instrument No. 20180412-0034712 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on April 12, 2018. (Value or consideration as shown in aforementioned deed $585,000.00.)

Being also known as 1808A Castleman Drive Nashville, TN 37215.