WARRANTY DEED

Karen Johnson Davidson County
Batch# 297875 DEEDWARR
10/09/2019 08:39:22 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20191009-0103306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Palmquist and Betty Palmquist 700 Woodleave Road Bryn Mawr, PA 19010	NEW OWNER	159 06 0B 031.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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 Contractors, 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 **Jeffrey Palmquist and Betty Palmquist, 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. 31, as shown on Final Plat Voce, Phase 3, of record at Instrument No. 20181119-0113859, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Castle Contractors, LLC, a Tennessee limited liability company, by Special Warranty Deed from Voce Development Company, LLC, a Tennessee limited liability company, dated 08/30/2019, of record in Instrument 201909030088251, Register's Office for Davidson County, Tennessee.

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 ☒ improved ☐ property known as: **1513 Carlybrook Lane, Brentwood, TN 37027**

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 the 4th day of October, 2019.

Castle Contractors, LLC

BY: _____
Alan Looney, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alan Looney, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Castle Contractors, LLC , the within named bargainor, a limited liability company, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Castle Contractors, LLC, by the said Alan Looney as such Member.

Witness my hand and official seal, this the 4th of October, 2019.

_____
Notary Public

My Commission Expires: 10/3/21

(SEAL)

