WARRANTY DEED

Karen Johnson Davidson County
Batch# 302685 DEEDWARR
10/18/2019 02:08:35 PM 2 pgs
Fees: $13.00 Taxes: $12,025.00

20191018-0106935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$3,250,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 1, 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)
Bettie J. Winton, Trustee Grissim and Hodges 323 Union St., Suite 400 Nashville, TN 37201	NEW OWNER	130-07-0-018.00

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 **Bettie J. Winton, Trustee under Agreement dated October 16, 2019**, 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 the easterly one-half of Lot "B" on the Plan of the Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc. dated June 4, 1987 as follows:

Beginning at the northeast corner of Harding Place, being the southeast corner of said Lot "B" thence with the westerly margin of Westview Avenue northwardly 242 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 125 feet; thence southwardly 267 feet, more or less, to the northerly margin of Harding Place; thence with the northerly margin of Harding Place, eastwardly 121.38 feet to the beginning.

Being the same property conveyed to Castle Contractors, LLC, a Tennessee Limited Liability Corporation, by Warranty Deed from Blythe L. Wollaeger aka Blythe L. Exton, a married person and Peter B. Exton, an unmarried person, in their capacity as tenants in common, dated 10/01/2018, of record in Instrument 201810030098098, Register's Office for Davidson County, Tennessee, and a Scrivener's Affidavit recorded in Instrument No.20191011-0104587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years.

This is unimproved ☐ improved ☒ property known as: **725 Westview Avenue, Nashville, TN 37205**

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 15th day of October, 2019.

Castle Contractors, LLC

BY: _____
Alan Lynn 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 Lynn 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 Lynn Looney as such Member.

Witness my hand and official seal, this the 15th of October, 2019.

_____
Notary Public

My Commission Expires: 10/3/21

SEAL

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY