THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123684

Karen Johnson Davidson County
Batch# 335203 DEEDWARR
12/27/2019 10:22:06 AM 2 pgs
Fees: $13.00 Taxes: $5,059.75

20191227-0133783

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES: NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,767,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan David Samter and Jennifer Lynn Samter 1810 Castleman Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-07-1H-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Castleman Partners, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan David Samter and Jennifer Lynn Samter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1808 Castleman Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1808 Castleman Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20180504-0042589, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Warranty Deed from Catalyst Properties, LLC, a Tennessee limited liability company to Castleman Partners LLC, a Tennessee limited liability company, as recorded on the 9th day of November, 2018 in Instrument No. 20181109-0110975; part of Warranty Deed from Bill D. Williams to Catalyst Properties, LLC, a Tennessee limited liability company, as recorded on the 12th day of April, 2018 in Instrument No. 20180412-0034712; part of Quitclaim Deed from BW Leasing, LLC, a Tennessee limited liability company to Bill D. Williams, as recorded on the 2nd day of March, 2018 in Instrument No. 20180302-0019610; part of Quitclaim Deed from BW Leasing, LLC, an Alabama limited liability company to Bill D. Williams, as recorded on the 27th day of February, 2018 in Instrument No. 20180227-0018331; part of Quitclaim Deed from Bill D. Williams and Dana Hickman Williams f/k/a Dana L. Hickman, husband and wife to B.W. Leasing, LLC, an Alabama limited liability company, as recorded on the 15th day of April, 2010 in Instrument No. 20100415-0028484 and part of Warranty Deed from Frank Palmer Harrell and Donna Sue Coggins, Devisees under the Last Will and Testament of Elizabeth Palmer Harrell Smith to Bill D. Williams and Dana L. Hickman, as recorded on the 30th day of December, 2002 in Instrument No. 20021230-0161771, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNT TERRACE, PART ONE, as recorded in Plat Book 1130, Page(s) 53 amended at Instrument No. 20131017-0108319, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180504-0042589, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1286, Page 401 and Book 1756, Page 547, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1810 Castleman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2019.

Castleman Partners, LLC.

By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Castleman Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of December, 2019.

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021