WARRANTY DEED

Karen Johnson Davidson County
Batch# 350162 DEEDWARR
01/29/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20200129-0010569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-010070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Castelforte, LLC	Castelforte, LLC	
(NAME)	(NAME)	
830 Antilla Way	830 Antilla Way	043-09-0-054.00
(ADDRESS)	(ADDRESS)	
San Marcos, CA 92078	San Marcos, CA 92078	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MIDDLE TENNESSEE PROPERTY GROUP, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASTELFORTE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 31 and 32, Block "A" on the Map of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Said Lots No. 31 and 32 adjoin and front together 105.5 feet on the Southerly side of Wiley Street and run back between lines 135 feet to a dead line, measuring 106.5 feet thereon.

Being a portion of the same property conveyed to Middle Tennessee Property Group, LLC by Warranty deed from Roger L. Newland, unmarried of record in Instrument No. 20191220-0131571 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 318 Wiley Street, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 27th day of January, 2020

Middle Tennessee Property Group, LLC

BY: _____
Patrick Lucas Naylor, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of January, 2020, before me personally appeared Patrick Lucas Naylor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Middle Tennessee Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of January, 2020.

_____
Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Krista McRee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY