Karen Johnson Davidson County
Batch# 441129 **DEEDWARRSP**
07/21/2020 09:36:42 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200721-0079844

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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.
Castle Contractors, LLC 5214 Maryland Way Brentwood, TN 37027	New Owner	159060B02500CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Voce Development Company, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Castle Contractors, LLC**, a Tennessee limited liability, hereinafter called Grantee, its successors 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. 24 as shown on the Final Plat of Voce Phase 1A of record in Instrument No. 20140819-0074937, as corrected in Instrument No. 20170105-0001613, Regiser's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Voce Development Company, LLC by Warranty Deed dated 02/21/2014, from Granny White Cabin Realty, LLC, of record in Instrument 20140224-0015553, 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: 1603 Windy Ridge, Lot No. 24 Voce, Brentwood, TN 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 17th day of July, 2020.

Voce Development Company, LLC

BY: Lisa Carnes

Lisa Carnes
Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lisa Carnes with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Vice President of Voce Development Company, LLC , the within named bargainor, a limited liability company, and that she as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Lisa Carnes as such Vice President.

Witness my hand and official seal, this the 17th of July, 2020.

Notary Public
My Commission Expires: 10/3/21

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY