WARRANTY DEED

Karen Johnson Davidson County
Batch# 738096 DEEDWARR
10/18/2021 09:49:09 AM 3 pgs
Fees: $18.00 Taxes: $3,143.96

20211018-0139359

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $849,720.00.

Affiant

Subscribed and sworn to before me, this the 15 day of October, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: White Pines Building Group, LLC a Tennessee limited liability company	Send Tax Bills To: OWNER	Map-Parcel Numbers Map 145-08-0 Parcel 015.00
2317 Cruzen St.	2317 Cruzen St.	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William J. Casteel, Jr. and Frederick L. Casteel, Successor Trustees of the Casteel Family Trust dated December 22, 1997

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

White Pines Building Group, LLC, a Tennessee 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 and being described as follows;

Beginning at a point in the southerly margin of Balmoral Drive, the Northeast corner of Lot No. 1 shown on the plan of said J.L. Perry Subdivision; thence southerly 228.9 feet with the line between said Lot Nos. 1 and 2 to the Southeast corner of said Lot No. 1, said corner being in the southerly line of the property conveyed to Jesse L. Perry, Jr. by F.N. McNeill, Jr., etc. by deed of record in Book 2197, Page 584, of the Register's Office for said County; thence North 72 degrees 42 feet East 113.6 feet to a monument; thence North 73 degrees 58 feet East 381.8 feet to a monument in the westerly line of l Lot No. 3 on said plan of the J. L. Perry Subdivision; thence North 38 degrees West; with the line between Lot Nos. 2 and 3, 228.4 feet to the southerly margin of Balmoral Drive; thence westerly and with the southerly margin of said Drive, passing three monuments as shown on said plan, in all 382.75 feet to the beginning.

Being the same property conveyed to William Jack Casteel and wife, Georgie B. Casteel by Warranty Deed dated August 29, 1969 from Trafton D. Williams and wife, Thressa F. Williams, of record in Book 4364, Page 755, Register's Office for Davidson County, Tennessee. The said William Jack Casteel and Georgie B. Casteel having quitclaimed to William J. Casteel and Georgie B. Casteel Trustors and/or Trustees of the Casteel Family Trust, dated December 22, 1997, of record in Book 10739, Page 317, Register's Office for Davidson County, Tennessee.

William Jack Casteel and Georgie B. Casteel have since died and the Successor Trustees of the trust are Frederick L. Casteel and William J. Casteel, Jr.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2133, Page 126, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1035 Balmoral Drive, Nashville, TN 37220**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 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 14 day of October, 2021.

William J. Casteel, Jr., Successor Trustee of the Casteel Family Trust, dated December 22, 1997

Frederick L. Casteel, Successor Trustee of the Casteel Family Trust, dated December 22, 1997

STATE OF Pennsylvania)
COUNTY OF Lehigh)

Personally appeared before me, a Notary Public of said County and State, **William J. Casteel, Jr., Successor Trustee of the Casteel Family Trust dated December 22, 1997,** the within named seller, with whom I am personally acquainted (or proved to me on the basis or satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Allentown (CITY), Pennsylvania (STATE), this 14 day of **October, 2021.**

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kelly A. Ohare, Notary Public
Lehigh County
My commission expires June 10, 2022
Commission number 1122983
Member, Pennsylvania Association of Notaries

My Commission Expires: June 10 2022

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Frederick L. Casteel, Successor Trustee of the Casteel Family Trust dated December 22, 1997,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____(CITY), _____ (STATE), this _____ day of **October, 2021.**

Notary Public

My Commission Expires:_____

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 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 5TH day of **October, 2021.**

N/A

William J. Casteel, Jr., Successor Trustee of the Casteel Family Trust, dated December 22, 1997

Frederick L. Casteel, Successor Trustee of the Casteel Family Trust, dated December 22, 1997

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **William J. Casteel, Jr., Successor Trustee of the Casteel Family Trust, dated December 22, 1997,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (CITY), _____ (STATE), this ____ day of **October, 2021.**

Notary Public

My Commission Expires: _____

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, a Notary Public of said County and State, **Frederick L. Casteel, Successor Trustee of the Casteel Family Trust, dated December 22, 1997,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago (CITY), Illinois (STATE), this 5TH day of **October, 2021.**

Notary Public

My Commission Expires: 07/31/2022

MILOS TODOROVIC
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 31, 2022