Prepared by and after
recording, return to
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin, TN 37064-3073

Karen Johnson Davidson County
Batch# 969487 DEEDWARR
02/10/2023 12:51:30 PM 5 pgs
Fees: $28.00 Taxes: $3,589.00
20230210-0009950

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Blue Sky Horizon, GP Attn.: Terry L. King and Laurie S. King 1007 Southside Court Nashville TN 37203	Same	131 06 0 014.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $970,000.00.

AFFIANT

Sworn to and subscribed before me this 10th day of February 2023.

NOTARY PUBLIC

My commission expires: 07.09.2023

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Castleman Investors, LLC**, a Tennessee limited liability company, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Blue Sky Horizon, GP**, a Tennessee general partnership, (the "Grantee"), its successors, and assigns, certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS:
2020 CASTLEMAN DRIVE, NASHVILLE, TENNESSEE 37215.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, it's successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 10th day of February 2023.

GRANTORS: **CASTLEMAN INVESTORS, LLC,** a Tennessee limited liability company,

By: _____
Bruce G. Davis, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Bruce G. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged himself to be the authorized Member of **Castleman Investors, LLC**, a Tennessee limited liability company, the within named bargainor, and who, after being duly sworn, made oath that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name on behalf of the limited liability company.

WITNESS my hand and seal, at office in Franklin, Tennessee, this ~~9th~~ 10th day of February 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 07.03.2023

EXHIBIT A

[Legal Description]

LAND in Davidson County, Tennessee being part of Lot No. 21 of Block 6 on the Plan of Overton hills Subdivision of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEGINNING at a point in the north margin of Castleman Drive ta an iron pin at the corner of Lots 20 and 21; thence with the line between said lots, northerly 255 feet to an iron pin at the corner of Lots 2, 3, 20 and 21; thence with the line between Lots No. 2 and 21, westerly 40 feet to an iron pin in then north line of Lot 21; thence southwesterly across Lot No. 21, 119.5 feet to an iron pin, the common corner of Lots No. 22 and 23; thence with the line between Lots No. 21 and 22, southerly 160 feet to an iron pin in the north margin of Castleman Drive; thence with said Drive, easterly 100 feet to the beginning.

BEING the same property conveyed to Castleman Investors, LLC, a Tennessee limited liability company by deed from C. Michael Armstrong, married, recorded June 24, 2022, of record at Instrument No. 20220624-0072327, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document – General Warranty Deed dated February 10, 2023, from Castleman Investors, LLC, a Tennessee limited liability company, Grantor, to Blue Sky Horizon, GP, a Tennessee general partnership, Grantee – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 10th day of February 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 10th day of February 2023.

MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023

