#1

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$950,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of November, 2009. Notary Public My commission expires: 7-25-12 (AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David W. Darst **Delia H. Darst**	New owner	**Map 117-13-0-B, Parcel 162CO**
1002 Greenwich Park		
Nashville, TN 37215		

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

Carbine & Associates, LLC, a Tennessee limited liability company

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

David W. Darst and Delia H. Darst, husband and wife

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 Lot No. 1002, on the Plan of Abbottsford, Phase 2, Revision 1, a Planned Unit Development, of record in Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572 and corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Carbine & Associates, LLC, by Deed from Robert N. Moore, Jr., unmarried, of record in Instrument No. 20080703-0068749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6537, Page 303, and as amended and restated in Book 8106, Page 1, further amended in Book 10458, Page 810, Instrument No. 20010330-0030930, and Supplemental of record in Instrument No. 20010502-0045152, and re-recorded in Instrument No. 20010514-0049648, said Register's Office; By-Laws of recorded in Book 8106, Page 20, and as amended in Book 8627, Page 254 and Book 9381,Page 876,said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as **1002 Greenwich Park, 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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 6th day of November, 2009.

Carbine & Associates, LLC

By: _____

John O. Montgomery President

BILL GARRETT, Davidson County
Trans:T20090078472 DEEDWARR
Recvd: 11/18/09 11:47 2 pgs
Fees:13.00 Taxes:3515.00

20091118-0106178

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John O. Montgomery, President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Carbine & Associates, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **John O. Montgomery** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **6th** day of **November, 2009.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

