G-23157-8
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027985 DEEDWARR
Recvd: 05/11/11 08:38 2 pgs
Fees:13.00 Taxes:2257.00
20110511-0036002

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$610,000.00**

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
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
Jimmy L. Thomas **Kimberli W. Thomas**	**NYCB Mortgage Company, LLC**	**Map 117-15-0-G Parcel 007.00co**
405 Glen West Drive	**3810 Bedford Ave., Suite 300**	
Nashville, TN 37215	**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 and Associates, LLC, a Tennessee limited liability company

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

Jimmy L. Thomas and Kimberli W. Thomas, 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. 7 on the Plan of First Revision of The Glen Echo of record in Instrument No. 20071102-0129357, 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 Successor Trustee's Deed dated June 21, 2010 from Joseph R. Prochaska, Successor Trustee, of record in Instrument No. 20100630-0051188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20070126-0010692, amended in Instrument No. 20070726-0088889, Instrument No. 20080423-0041434, Instrument No. 20100126-0006580 and Instrument No. 20100407-0026268, 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 assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **405 Glen West Drive, 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 5th day of May, 2011.

Carbine and Associates, LLC,
a Tennessee limited liability company

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John O. Montgomery, 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 and 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 himself as such officer.

Witness my hand, at office at Nashville, Tennessee, this **5th** day of **May, 2011.**

_____
Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY