14-A
JTC

23615-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075288 DEEDWARR
Recvd: 11/30/11 09:59 2 pgs
Fees:13.00 Taxes:593.54
20111130-0092960

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$160,415.00~~

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2011.

Notary Public

My commission expires: 2/24

(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
Carbine & Associates, LLC	**NEW OWNER**	**Map 117-15-0-G, Parcel 01500CO**
621 Bradley Court		
Franklin, TN 37067		

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,

Glenda Carbine

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

Carbine & Associates, 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, being Lot No. 15 on the Plan of The Glen Echo, a Planned Unit Development, Phase Two, First Revision, of record in Instrument No. 20080104-0001057, 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 Glenda Carbine, by Deed from Anchor Investments, LLC, a Tennessee limited liability company, dated December 20, 2010, of record in Instrument No. 20101222-010837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, Restrictions, and By-Laws of record in Instrument No. 20070126-0010692, Instrument No. 20070726-0088889, Instrument No. 20080423-0041434, Instrument No. 20100126-0006580 and Instrument No. 20100407-0026268, and Instrument No. 20091221-0115873, 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 paid by the Grantee(s) herein.

This is improved (____) Unimproved (_X__) property, known as **399 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 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 **23rd** day of **November, 2011.**

Glenda Carbine

Glenda Carbine

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Glenda Carbine,** 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **November, 2011.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-21-12