G-24077-3
Box 14-A

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2012.

Notary Public

My commission expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120043134 DEEDWARR
Recvd: 06/12/12 08:49 2 pgs
Fees:13.00 Taxes:1110.00
20120612-0051157

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carbine & Associates, LLC	New Owner	130-08-0-092.00
621 Bradley Court		
Franklin, TN 37067		

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

Clay L. Staley and Julia C. Hargrove NKA Julia C. Staley, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 28 on the Plat of Sharbers Harding Place Subdivision, not of record and described as follows:

Beginning at a point in the southerly margin of Trimble Road at the common corner of Lots 27 and 28; thence with the line between said lots, southerly 357 feet to the common corner of Lots 9, 10, 27 and 28; thence with the line between Lots 9 and 28, easterly 100 feet to the common corner of Lots 8, 9, 28 and 29; thence with the line between lots 28 and 29, northerly 349 feet to a point in the southerly margin of Trimble Road; thence with the margin of the same, westerly 100 feet 5 inches to the point of beginning.

Being the same property conveyed to Clay L. Staley and Julia C. Hargrove, both unmarried, by Deed from Michael W. Causey and wife, Rebecca T. Causey of record in Inst # 20030710-0095322, Register's Office for Davidson County, Tennessee, dated June 30, 2003.

Julia C. Staley is one and the same person as Julia C. Hargrove.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (__X__) property known as 3813 Trimble Rd, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF June 7, 2012:

Clay L. Staley

Julia C. Hargrove NKA Julia C. Staley by Clay L. Staley, AIF

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Clay L. Staley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 7th day of June, 2012.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Clay L. Staley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Julia C. Hargrove NKA Julia C. Hargrove ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 7th day of June, 2012.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 7th day of June, 2012.

My Commission Expires: _____

Notary Public

20120152R