BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120044783 DEEDWARR
Recvd: 06/18/12 12:29 2 pgs
Fees:13.00 Taxes:2303.37
20120618-0053178

State of Tennessee)
County of Davidson)

G#24025-2

The actual consideration or value, whichever is greater, for this transfer is **$622,533.00.**

Kenneth J Monahan
Affiant

Subscribed and sworn to before me, this the 14th day of June, 2012.

Notary Public

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

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

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth J. Monahan and Sally H. Monahan	**"New Owners"**	**117150G01500CO**
399 Glen West Drive		
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,

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Kenneth J. Monahan and Sally H. Monahan, 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. 15 on the Plan of The Glen Echo, Phase Two, First Revision, a Planned Unit Development, as of record in Instrument No. 20080104-0001057, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Warranty Deed dated November 23, 2011, from Glenda Carbine, of record in Instrument No. 20111130-0092960, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:

1) Declaration of Covenants, Conditions, Restrictions and By-Laws of The Glen Echo Subdivision, of record in Instrument No. 20070126-0010692, amended in Instrument No. 20070726-0088889, Instrument No. 20080423-0041434, in Instrument No. 20100126-0006580, in Instrument No. 20100407-0026268, and in Instrument No. 20091221-0115873, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Plan of record in Book 1424, Page 52, said Register's Office;

3) Stormwater Detention Agreements of record in Instrument No. 20060920-0116531, in Instrument No. 20061017-0128854 and in Instrument No. 20070312-0029675, said Register's Office;

4) Conveyance of common area to The Glen Echo Homeowners' Association, Inc., of record in Instrument No. 20091221-0115870, said Register's Office;

5) Restrictive Covenants contained in instrument of record in Book 1577, Page 467, and in Book 1577, Page 469, said Register's Office;

6) Easement for Storm Drainage and Appurtenances of record in Instrument No. 20060914-0114249 and re-recorded in Instrument No. 20060920-0116504, said Register's Office; and,

7) Property taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved 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, 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 14th day of June, 2012.

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____
James R. Carbine, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James R. Carbine,** 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 **Vice 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 **James R. Carbine** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **14th** day of **June, 2012.**

_____
Notary Public

My Commission Expires: May 5, 2015

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