THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091905**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120076794 DEEDWARR
Recvd: 10/10/12 09:06 2 pgs
Fees:13.00 Taxes:1665.00
20121010-0092654

WARRANTY DEED

Address New Owner: Ripley Bickerstaff and Nicole Bickerstaff 3813 Trimble Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-08-0-092.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carbine & Associates, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ripley Bickerstaff and Nicole Bickerstaff, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 by Warranty Deed from Clay L. Staley and Julia C. Hargrove nka Julia C. Staley, husband and wife to Carbine & Associates, LLC, a Tennessee limited liability company as recorded on the 12th day of June, 2012 in Instrument No. 20120612-0051157 and Warranty Deed from Michael W. Causey and wife, Rebecca T. Causey to Clay L. Staley and Julia C. Hargrove, both unmarried as recorded on the 10th day of July, 2003 in Instrument No. 20030710-0095322, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 3813 Trimble Road Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2012.

Carbine & Associates, LLC, a Tennessee limited liability company
by John O. Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John O. Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a partner in Carbine & Associates, LLC, a Tennessee General Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of September, 2012.

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Notary Public

My Commission Expires: _____