G-24545-4
Box 14

| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20130005354 DEEDWARR<br>Recvd: 01/18/13 13:14 2 pgs<br>Fees:13.00 Taxes:2600.27<br>20130118-0006340 | The actual consideration or value, whichever is greater, for this transfer is $702,776.00.<br>Philip S. Heaston<br>Affiant<br>Subscribed and sworn to before me, this the 15th day of January, 2013.<br>Notary Public<br>My commission expires: 2/24/13<br>(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 |
|---|---|---|
| **Philip S. Heaston** | **New Owner** | **Map 117-15-0-G Parcel 008.00CO** |
| **401 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, WE,

**Carbine & Associates, LLC, a Tennessee limited liability company**

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

**Philip S. Heaston and Elizabeth A. Heaston, 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. 8 on the Plan of The Glen Echo, Phase Two, First Revision, a Planned Unit Development, of record in Instrument No. 20080104-0001057, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company by Deed from RL REGI Tennessee, LLC, a Tennessee limited liability company, of record in Instrument No. 20111130-0092968, dated November 18, 2011, 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, amended in Instrument No. 20070726-0088889, Instrument No. 20080423-0041434, Instrument No. 20100126-0006580 and in 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 paid by the Grantor(s) herein.**

This is improved (__X__) Unimproved (____) property, known as **401 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 15th day of January, 2013.

**Carbine & Associates, LLC, a Tennessee limited liability company**

By: _____, Member
**Suzanne A. Walters Member**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Suzanne A. Walters, Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Member** of **Carbine & Associates, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that she, 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 **Suzanne A. Walters** as **Member.**

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **January, 2013.**

**Notary Public**

**My Commission Expires:** 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.