Box 14
File # 25506-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$822,604.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

BILL GARRETT, Davidson County
Trans:T20130107331 DEEDWARR
Recvd: 12/27/13 11:31 2 pgs
Fees:13.00 Taxes:3043.63
20131227-0130304

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
Michelle Hall	**Quicken Loans, Inc.**	**131080M01300CO**
8678 Hampton Bay Pl	**P.O. Box 6577**	
Mason, OH 45040	**Carol Stream, IL 60197**	

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

Michelle Hall and David E. Hall, wife and husband

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. 13 on the Final Subdivision Plat of Duncanwood, Phase II, a Planned Unit Development, as of record in Instrument No. 20121018-0095689, 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 Carbine & Associates, LLC, a Tennessee limited liability company, by Warranty Deed dated November 13th, 2012, from Duncanwood Reserve, LLC, a Tennessee limited liability company, of record in Instrument No. 20121116-0106139 and corrected by Affidavit of record in Instrument No 20130311-0023632, Register's Office for Davidson County.

This conveyance is made subject to the following exceptions:
(1) The Plan of record as shown in Instrument No. 20121018-0095689, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Protective Covenants, Conditions, Restrictions and By-Laws of Duncanwood Reserve Owner's Association, Inc., of record in Instrument No. 20121025-0098047, Register's Office for Davidson County, Tennessee.
(3) Charter of Duncanwood Reserve Owners Association, Inc., of record in Instrument No. 20121030-0099403, said Register's Office.
(4) Sewer Easement Agreement of record in Instrument No. 20120409-0029639, said Register's Office.
(5) Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20120628-0056657, Register's Office for Davidson County, Tennessee.
(6) Easement to the City of Nashville for Sanitary Sewer of record in Book 3345, page 66, said Register's Office.
(7) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011120-0127782, said Register's Office.
(8) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120402-0027411, said Register's Office.
(9) Temporary Construction Access Easement Agreement of record in Instrument No. 20120409-0029638, said Register's Office.
(10) Conveyance of Common Area to Duncanwood Reserve Owner's Association, Inc., of record in Instrument No. 20121114-0104836, Register's Office for Davidson County, Tennessee.
(11) Taxes for 2013 which have been prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **1312 Duncanwood Court, Nashville, TN 37204**

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 20th day of December, 2013.

Carbine & Associates, LLC, a Tennessee limited liability company

By:_____
Suzanne A. Walters, Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Suzanne A. Walters,** 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 **Secretary/Treasurer** 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 **Secretary/Treasurer.**

Witness my hand, at office at Nashville, Tennessee, this **20th** day of **December, 2013.**

_____
Notary Public

My Commission Expires: 1/6/14

