BILL GARRETT, Davidson County
Trans:T20140009477 DEEDWARR
Recvd: 02/10/14 13:37 2 pgs
Fees:13.00 Taxes:1017.50
20140210-0011603

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14010111

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of February, 2014.

Notary Public
My Commission Expires: 07/03/17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carbine Development Co. 621 Bradley Ct Franklin, TN 37067	New Owner	Tax Parcel ID No. 132-09-0-156.00

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, **James Patrick McCoin and wife, Nicole Streiff McCoin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carbine Development Company, a Tennessee general partnership,** ("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 1, LORING COURT, as shown on plat of record in Instrument No. 20110902-0068196, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Battery Lane Properties, LLC, a Tennessee limited liability company to James Patrick McCoin and wife, Nicole Streiff McCoin as recorded on the 3rd day of April, 2012 in Instrument No. 20120403-0028126 and Warranty Deed from Allene Pyburn, as to a one-half undivided interest and the Estate of William H. Pyburn, as to a one-half undivided interest to Battery Lane Properties, LLC as recorded on the 13th day of April, 2005 in Instrument No. 20050413-0041009, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL SUBDIVISION NO. 1, as recorded in Plat Book 3106, Page(s) 33 and Instrument Nos. 20060920-0116537 and 20110902-0068196.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070412-0043803, amended at Instrument No. 20130710-0071148.

Easement for Right-of-way, recorded in Book 460, Page 166.

Agreement for Dedication of Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 6218, Page 172, Book 6218, Page 178, Book 6218, Page 175 and Book 6218, Page 181.

Deed to Homeowners Association for open space/common area recorded at Instrument No. 20130710-0071147.

This is unimproved property located at 953 Battery Ln Nashville TN 37220.

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 6th day of February, 2014.

James Patrick McCoin

Nicole Streiff McCoin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Patrick McCoin and Nicole Streiff McCoin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014