WARRANTY DEED



State of Tennessee)
County of Davidson)

G#26073-2

The actual consideration or value, whichever is greater, for this transfer is **$460,750.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2014.

Notary Public

My commission expires: 8/23/16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140047429 DEEDWARR
Recvd: 07/02/14 15:52 2 pgs
Fees:13.00 Taxes:1704.78
20140702-0058513

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
Craig S. Cole and Kelly A. Cole	**"New Owners"**	**14502008800 & 14502010000**
1263 Bridgeton Park Dr.		
Brentwood, TN 37027		

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 Development Company, a Tennessee general partnership

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

Craig S. Cole and Kelly A. Cole, 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. 1 on the Revised Final Plat of Lots 1 and 2 to Tyne Estates, a Planned Unit Development, as of record in Instrument No. 20090423-0036949, revising Instrument No. 20061122-0145431 and Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

BEING all of the same property conveyed to Carbine Development Company, by Special Warranty Deed dated December 4, 2013, from Federal Deposit Insurance Corporation, as Receiver for Community South Bank, Parsons, Tennessee, of record in Instrument No. 20131211-0125511, and part of the same property conveyed to Carbine Development Company, a Tennessee general partnership, by Quitclaim Deed dated January 7, 2014, from WDL Investments, LLC, a Tennessee limited liability company, joined by Wesley D. Lamoureaux, Jr., as its sole member and owner, of record in Instrument No. 20140108-0001905, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20090423-0036949, revising Instrument No. 20061122-0145431 and Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee;

2) Subject to the Bunkhall Bennett Cemetery with rights of access thereto;

3) Declaration of Protective Covenants, Conditions and Restrictions of Tyne Estates, of record in Instrument No. 20060915-0114437, Register's Office for Davidson County, Tennessee;

4) By-Laws of Tyne Estates Homeowners' Association, Inc. of record in Instrument No. 20060915-0114571, Register's Office for Davidson County, Tennessee;

5) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7959, page 743, Register's Office for Davidson County, Tennessee;

6) Establishment of Exclusive Ingress, Egress Easement and Maintenance Agreement, of record in Instrument No. 20060915-0114572, Instrument No. 20060915-0114573 and amended in Instrument No. 20061122-0145430, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is unimproved property, known as: **1427 Tyne Boulevard, 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 1st day of July, 2014.

Carbine Development Company, a Tennessee general partnership

By: _____
James R. Carbine, Partner

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 **Partner of Carbine Development Company,** the within named bargainor, a Tennessee general partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by the said **James R. Carbine** as **Partner.**

Witness my hand, at office at Nashville, Tennessee, this **1st** day of **July, 2014.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

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