QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140056353 DEEDQC
Recvd: 08/04/14 08:45 2 pgs
Fees:12.00 Taxes:0.00

20140804-0069371

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2014.

Notary Public

My commission expires: 9.19.16

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE 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
Carbine & Associates, LLC	**NEW OWNER**	**Map 130-03-0, Parcel 125.00**
621 Bradley Court		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carbine Development Company, LP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 2 on the Final Plat of Royal Oaks-Veever's Addition Lot 8, Revision 2, of record in Instrument No. 20130722-0075235, 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 John Mark Spivey, by Deed dated September 17, 2013, from Garafola Properties, LLC, of record in Instrument No. 20131024-0110734, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Carbine Development Company, LP, a Tennessee general partnership by Quitclaim Deed dated April 4, 2014 of record in Instrument No. 20140407-0028459, said Register's Office.

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

1) The Plan of record in Instrument No. 20130722-0075235, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4145, page 439, Register's Office for Davidson County, Tennessee.

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

This is Improved (____) Unimproved (X) property, known as: **4017 Sunnybrook Drive, Nashville, TN 37205**

Witness my/our hand(s) this **30th** day of **July, 2014.**

Carbine Development Company, LP

By: _____

James R. Carbine, General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, 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 General Partner of the Carbine Development Company, LP, within named bargainor, a General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as such .

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2014.**

Notary Public

My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY