BOX #14
G#26384-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065856 DEEDWARR
Recvd: 09/04/14 13:02 2 pgs
Fees:13.00 Taxes:3230.47
20140904-0081020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$873,099.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

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

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
Travis B. Swearingen and Aftin M. Swearingen	**Reliant Bank**	**131080M00400CO**
1321 Duncanwood Court	**101 Creekstone Blvd, Suite 200**	
Nashville, TN 37204	**Franklin, TN 37064**	

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 & Associates, LLC, a Tennessee limited liability company

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

Travis B. Swearingen and Aftin M. Swearingen, 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. 4 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 December 5, 2013, from Duncanwood Reserve, LLC, a Tennessee limited liability company, of record in Instrument No. 20131209-0124610, 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. 20121018-0095689, Register's Office for Davidson County, Tennessee;

2) Declaration of Protective Covenants, Conditions, Restrictions and By-Laws of Duncanwood Reserve, of record in Instrument No. 20121025-0098047, Register's Office for Davidson County, Tennessee;

3) Charter of Duncanwood Reserve Owner's Association, Inc., of record in Instrument No. 20121030-0099403, said Register's Office;

4) 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;

5) Easement to the City of Nashville for Sanitary Sewer of record in Book 3345, Page 66, said Register's Office;

6) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011120-0127782, Register's Office for Davidson County, Tennessee;

7) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20120402-0027411, said Register's Office;

8) Temporary Construction Access Easement Agreement of record in Instrument No. 20120409-0029638, said Register's Office;

9) Sewer Easement Agreement of record in Instrument No. 20120409-0029639, Register's Office for Davidson County, Tennessee;

10) Conveyance of Common Area to Duncanwood Reserve Owner's Association, Inc., of record in Instrument No. 20121114-0104836, said Register's Office; and,

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

This is improved property, known as: **1321 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 3rd day of September, 2014.

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____, Sec/Treas.
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**, 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 **3rd** day of **September, 2014.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

