Book 14
26385-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067246 DEEDWARR
Recvd: 09/10/14 09:01 2 pgs
Fees:13.00 Taxes:1535.50
20140910-0082709

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2014.

Notary Public

My commission expires:

(AFFIX SEAL)

HOWARD 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
Micah Lacher	**New Owner**	**Map 145-06-0-075 & 076**
2002 Richard Jones Road, Suite C-208		
Nashville, TN 37215		

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 Development Company, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micah Lacher

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 Nos. 12 and 13 on the Final Plat of Tyne Estates, a Planned Unit Development, of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Carbine Development Company by Special Warranty Deed from Federal Deposit Insurance Corporation, as Receiver for Community South Bank, Parsons, TN, dated December 4, 2013, of record in Instrument No. 20131211-0125515 and Instrument No. 20131211-0125516, Register's Office for Davidson County, Tennessee, and being part of the property conveyed to Carbine Development Company, a Tennessee general partneship by Quitclaim Deed from WDL Investments, LLC, a Tennessee limited liability company, joined by Wesley D. Lamoureux, Jr. as its sole member and owner of record in Instrument No. 20140108-0001905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record as shown in Instrument No. 20060913-0113525, 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 and Restrictions of Tyne Estates, of record in Instrument No. 20060915-0114437, Register's Office for Davidson County, Tennessee.
(3) By-Laws of Tyne Estates Homeowners' Association, Inc. of record in Instrument No. 20060915-0114571, Register's Office for Davidson County, Tennessee.
(4) 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.
(5) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7959, page 743, Register's Office for Davidson County, Tennessee.
(6) Cemetery or burial ground together with any right of way.
(7) Taxes for 2014 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (____) Unimproved (__X__) property, known as **1256 & 1260 Saxon Drive, 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 4th day of September, 2014.

Carbine Development Company, a Tennessee general partnership

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, 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 partnership by the said **James R. Carbine** as **Partner.**

Witness my hand, at office in Nashville, Tennessee, this **4th** day of **September, 2014.**

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

Notary Public

My Commission Expires:_____