WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074598 DEEDWARR
Recvd: 10/03/14 09:16 2 pgs
Fees:13.00 Taxes:777.00
20141003-0091487

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

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

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC 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 131-08-0-M, Parcel 007.00CO
621 Bradley Court		
Franklin, TN 37067		

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,

Duncanwood Reserve, LLC, a Tennessee limited liability company

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

Carbine & Associates, LLC, a Tennessee limited liability company

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. 7 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 plan reference is hereby made for a more complete legal description thereof.

BEING part of the same property conveyed to Duncanwood Reserve, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding, Inc., a Tennessee corporation, formerly known as The Monroe Harding Children's Home, dated April 4, 2012, of record in Instrument No. 20120409-0029637, Register's Office for Davidson County, Tennessee.

This conveyance is made 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) Sanitary Sewer and/or Storm Drainage Easement, 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.
(11) Taxes for 2014 County which have been prorated and paid by the Grantor herein.

This is improved (____) Unimproved (__X__) property, known as **1333 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 30th day of September, 2014.

Duncanwood Reserve, LLC, a Tennessee limited liability company

By: _____
Micah Lacher President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Micah Lacher,** 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 **President** of **Duncanwood Reserve, LLC, a Tennessee limited liability company,** the within named bargainor, a limited liability company, and that he, 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 **Micah Lacher** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **September, 2014.**

_____
Notary Public

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 9/19/16