BOX #14

G#26409-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078366 DEEDWARR
Recvd: 10/17/14 11:33 2 pgs
Fees:13.00 Taxes:3014.39
20141017-0095979

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$814,700.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 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
James L. Murphy III and Marie A. Murphy	**SunTrust Mortgage, Inc.**	**131080M01200CO**
1316 Duncanwood Court	**P. O. Box 79041**	
Nashville, TN 37204	**Baltimore, MD 21279-0041**	

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

James L. Murphy III and Marie A. Murphy

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. 12 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 May 8, 2013, from Duncanwood Reserve, LLC, a Tennessee limited liability company, of record in Instrument No. 20130510-0047523, 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, and Restrictions for Duncanwood Reserve, of record in Instrument No. 20121025-0098047, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto;

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

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

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

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

This is improved property, known as: **1316 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 15th day of October, 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 **15th** day of **October, 2014.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

