WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150012574 DEEDWARR
Recvd: 02/20/15 12:09 3 pgs
Fees: 18.00 Taxes: 1942.50
20150220-0014814

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carbine & Associates, LLC	New Owner	
(NAME) 621 Bradley Ct.	(NAME)	91-6
(ADDRESS) Franklin, TN 37067	(ADDRESS)	325 AND 326
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **AUBREY B. HARWELL, JR., TRUSTEE**, 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:

See Attached Exhibit "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 57, page 173, said Register's Office; and (c) easements of record in Book 1493, page 510, Book 1493, Page 500 and Book 5513, Page 125, said Register's Office.

unimproved X
This is improved _ property, known as 0 & 5519 Kentucky Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 18th day of February, 2015.

Aubrey B. Harwell, Jr. Trustee

BY: by Stephen C. Sexton, Atty in Fact

AUBREY B. HARWELL, JR., TRUSTEE, BY: STEPHEN C. SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of February, 2015, before me personally appeared Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 18th day of February, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 1424 and 1426, Block 198 on the Plan of the Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots adjoin and front together 50 feet on the Southerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 1428 Block 198 on the Plan of Plan of the Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1428 fronts 159 feet on the Southerly side of Kentucky Avenue and runs back 216.8 feet on the Southwesterly line along the Northeasterly margin of Morrow Road, and 150 feet along the Easterly line to an alley on which it measures 5.75 feet.

Being the same property conveyed to Aubrey B. Harwell, Jr. Trustee by Warranty Deed from Jeff Estepp, LLC, recorded on the 30th day of May, 2014 in Instrument No. 20140530-0046753, in the Register's Office of Davidson County, Tennessee.