BOX #14

G#27078-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022789 DEEDWARR
Recvd: 03/30/15 09:37 2 pgs
Fees:13.00 Taxes:1517.00
20150330-0026875

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2015.

Notary Public

My commission expires: 4-19-16

(AFFIX SEAL)

KATHY HAND 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
Rock Star Properties, LLC	**"New Owner"**	**14502009400,**
1000 Brittain Downs Drive		**14502009500, & 14506007400,**
Nolensville, TN 37135		respectively

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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

Rock Star Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:

LAND in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Final Plat of Revision to Lots 1, 9 and 10 to Tyne Estates, a Planned Unit Development, of record in Instrument No. 20061122-0145431, Revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Final Plat of Tyne Estates, a Planned Unit Development, of record in Instrument No. 20060913-00113525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

BEING all of the same property conveyed to Carbine Development Company, by Special Warranty Deeds, each dated December 4, 2013, from Federal Deposit Insurance Corporation, as Receiver for Community South Bank, Parsons, Tennessee, of record in Instrument No. 20131211-0125512 (for Lot No. 9), and in Instrument No. 20131211-0125513 (for Lot No. 10), and in Instrument No. 20131211-0125514 (for Lot No. 11), Register's Office for Davidson County, Tennessee.

AS to both of the above tracts, being part of the same property conveyed to Carbine Development Company, a Tennessee general partnership, by Quitclaim Deed dated January 7, 2014, 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.

AND further being all of the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 27, 2015, from Carbine Development Company, a Tennessee general partnership, of record in Instrument No. 20150330-0026874 **, 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. 20061122-0145431, revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 1;

2) All matters shown on the Plan of record in Instrument No. 20060913-0113525, said Register's Office, as pertains to Tract No. 2;

3) Declaration of Protective Covenants, Conditions and Restrictions of Tyne Estates, of record in Instrument No. 20060915-0114437, Register's Office for Davidson County, Tennessee, pertains to both Tracts;

4) By-Laws of Tyne Estates Homeowners' Association, Inc. of record in Instrument No. 20060915-0114571, Register's Office for Davidson County, Tennessee, pertains to both Tracts;

5) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7959, Page 743, Register's Office for Davidson County, Tennessee, pertains to both Tracts;

6) Cemetery or burial ground together with any right-of-way, pertains to both Tracts;

7) Establishment of Exclusive Ingress, Egress Easement and Maintenance Agreement, of record in Instrument No. 20060915-0114572, in Instrument No. 20060915-0114573, and amended in Instrument No. 20061122-0145430, Register's Office for Davidson County, Tennessee, pertains to both Tracts;

8) All matters shown on the Plan of record in Plat Book 3700, Page 130, said Register's Office, as pertains to Tract No. 2 only;

9) Restrictive Covenants contained in instrument of record in Book 4145, Page 8, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2 only; and,

10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is unimproved property, known as: **1240, 1238 & 1236 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 27th day of March, 2015.

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____
James R. Carbine, President

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 **President** of **Carbine & Associates, LLC,** the within named bargainor, a Tennessee 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 **James R. Carbine** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **27th** day of **March, 2015.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.