39-B

G#27230-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037947 DEEDWARR
Recvd: 05/15/15 12:35 2 pgs
Fees:13.00 Taxes:4139.27
20150515-0044925

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,118,722.63.**

X TMA. BR
Affiant

Subscribed and sworn to before me, this the 7th day of May, 2015.

Nicole L. Steen
Notary Public

My commission expires: 1-9-18
(AFFIX SEAL)

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Tyler A. Rygmyr and Ryan M. Rygmyr	**"New Owners"**	**13209015600**
107 Loring Court		
Nashville, TN 37220		

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

Tyler A. Rygmyr and Ryan M. Rygmyr, husband and wife

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. 1 on the Final Plat of The Resubdivision of Loring Court, a Planned Unit Development, of record in Instrument No. 20110902-0068196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING all of the same property conveyed to Carbine Development Company, a Tennessee general partnership, by Deed dated February 14, 2014, from James Patrick McCoin and wife, Nicole Streiff McCoin, of record in Instrument No. 20140210-0011603, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Quitclaim Deed dated May 29, 2014, from Carbine Development Company, GP, a Tennessee general partnership, of record in Instrument No. 20140530-0046458, said Register's Office.

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. 20110902-0068196, said Register's Office;

2) Declaration of Protective Covenants, Conditions and Restrictions of Loring Court, of record in Instrument No. 20070412-0043803, as amended in Instrument No. 20130710-0071148, Register's Office for Davidson County, Tennessee;

3) Easement for Pipeline (to carry water), as established within the Deed, of record in Book 460, Page 166, with a perpetual right-of-way to maintain said pipeline, Register's Office for Davidson County, Tennessee;

4) Easements for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Pages 172, 175, 178, and 181, Register's Office for Davidson County, Tennessee;

TAR RMR

5) Conveyance of the private drive commonly known as Loring Court and Common Areas to Loring Court Homeowners Association, Inc., of record in Instrument No. 20130710-0071147, Register's Office for Davidson County, Tennessee; and,

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

This is improved property, known as: **107 Loring Court, Nashville, TN 37220**.

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 7th day of May, 2015.

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 **7th** day of **May, 2015.**

Katherine Goodson
Notary Public

My Commission Expires: March 10, 2019

