WARRANTY DEED

MANDY TERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$963,344.90.** Ashley Reiss

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2015. Mandy Terry

Notary Public

My commission expires: 3-10-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wesley B. Owen **Margaret A. Owen**	New Owner	**Map 131-08-0-M Parcel 007-00co**
1333 Duncanwood Court		
Nashville, TN 37204		

Davidson County DEEDWARR
Recvd: 07/13/15 11:51 3 pgs
Fees:18.00 Taxes:3564.38
20150713-0067838

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,

Carbine & Associates, LLC, a Tennessee limited liability company

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

Wesley B. Owen and Margaret A. Owen, 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. 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 the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Deed dated September 30, 2014 from Duncanwood Reserve, LLC, a Tennessee limited liability company, of record in Instrument No. 20141003-0091487, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20121018-0095689, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (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 the current year which have been prorated and assumed by the grantees herein.

This is improved (_X__) Unimproved (_____) 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 9th day of July, 2015.

Carbine & Associates, LLC

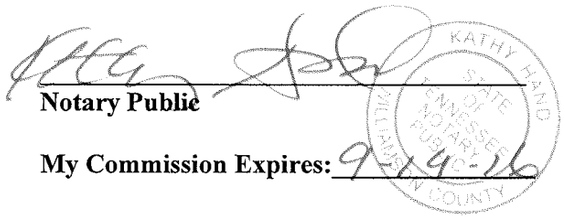
By: Suzanne A. Walters, Sec/Treas.

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, Secretary/Treasurer** 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 **Secretary/Treasurer** 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 **Suzanne A. Walters** as **Secretary/Treasurer.**

Witness my hand, at office at Nashville, Tennessee, this **9th** day of **July, 2015.**



Notary Public

My Commission Expires: 9-14-16

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY