Box # 14
G# 27365-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150058768 DEEDWARR
Recvd: 07/20/15 09:35 2 pgs
Fees:13.00 Taxes:5488.13
20150720-0070468

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,483,277.96**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2015.

Notary Public

My commission expires: 11/6/18

(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jason Jodway	**Farmington Mortgage, a div. of CapStar Bank**	**Map 130-03-0, Parcel 125-00**
4017 Sunnybrook Drive	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37205	**Nashville, Tennessee 37215**	

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

Jason Jodway and Melissa Brown Jodway, 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.2 on the Final Plat of Royal Oaks-Veever's Addition Lot 8, Revision 2,of record in Instrument No. 20130722-0075235, 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 John Mark Spivey by Deed from Garafola Properties, LLC, dated 20131024-0110734, Register's Office for Davidson County, Tennessee. John Mark Spivey quitclaimed the property to Carbine Development Company, L.P., a Tennessee general partnership, dated April 7, 2014, of record in Instrument No. 20140407-0028459, Register's Office for Davidson County, Tennessee. Carbine Development Company, LP, a Tennessee general partnership quitclaimed the property to Carbine & Associates, LLC, a Tennessee limited liability company, dated July 30, 2014, of record in Instrument No. 20140804-0069371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Instrument No. 20130722-0075235, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.
(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4145, page 439, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2015 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4017 Sunnybrook Drive, Nashville, TN 37205**

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 16th day of July, 2015.

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____

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, a Tennessee limited liability company,** the within named bargainor, a 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 **16th** day of **July, 2015.**

_____

Notary Public

My Commission Expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY