This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150096741 DEEDWARR
Recvd: 11/13/15 11:07 3 pgs
Fees:18.00 Taxes:943.50
20151113-0115458

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Otis Richardson, Jr.,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Glenda M. Carbine, Trustee, of the Ashley N. Carbine 2010 Irrevocable Trust u/a/d January 7, 2010,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 7 on the Plan of the Resubdivision of the D. J. and W. T. White Property, as of record in Book 4460, page 161, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete legal description.

Being the same property conveyed to Otis Richardson, Jr., et ux Sylvia E. Richardson by Warranty Deed from O. W. Cooper, dated 07/25/1975 and filed for record in Book 4937, page 171, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Otis Richardson, Jr. by Quitclaim Deed from Sylvia R. Richardson, dated 04/04/1983 and filed for record in Book 6083, page 209, Register's Office for Davidson County, Tennessee.

Map and Parcel: 10511030800

This property is also known as 1704 Martin Street, Nashville, Tennessee, 37203.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 10 day of November, 2015.

Otis Richardson, Jr. -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Otis Richardson, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of November, 2015.

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-

Grantee(s) Name, Address:	Send Tax Statement To:
Glenda M. Carbine, Trustee, of the Ashley N. Carbine 2010 Irrevocable Trust u/a/d January 7, 2010	Glenda M. Carbine c/o Carbine & Associates, LLC
621 Bradley Court	621 Bradley Court
Franklin, TN 37067	Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$255,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 10th day of November, 2015.

Affiant

(Seal)

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires:

1-14-18