Box#14

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2016. Notary Public MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160008325 DEEDWARR
Recvd: 02/01/16 10:47 2 pgs
Fees: 13.00 Taxes: 1665.00
20160201-0009327

DANITA RAGLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carbine & Associates, LLC	owner	MAP 117-15
621 Bradley Court		PARCEL 052-00
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Margaret Vail Morgan, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carbine & Associates, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 part of Lot No. 6 on the Map of Subdivision of Lot No. 2 of the Andrew Castleman Lands, of record in Misc. Book J, Page 293, in the Chancery Court for Davidson County, Tennessee, and being Lot No. 2 of a Resubdivision of part of Lots No. 6, and described according to a plan by W. A. Blanchard, Civil Designer, April 30, 1946, as follows:

Beginning at a point on the westerly margin of Lone Oak Road at the common corner of Lots 1 and 2, said point being 78 feet south of the southerly margin of Richard Jones Road; thence southwardly, with the margin of Lone Oak Road, 71 feet to the common corner of Lots 2 and 3; thence with the line between said Lots, westwardly 200.01 feet to a point in Lichey's line; thence with Looney's line, northwardly 70 feet to the common corner of Lots 1 and 2; thence with the line between said Lots, eastwardly 200.01 feet to the beginning.

Being the same property conveyed to Margaret Vail Morgan, a single person by Warranty deed from Ida F. Greenberg, a widow and single person of record in Book 6255, page 994, Register's Office for Davidson County, Tennessee, dated March 23, 1984 and recorded on March 23, 1984. Final Decree of Divorce between Robert Freeman Doyle, Sr. and Margaret Ivy Vail Doyle of record in Book 9195, Page 19, in the Register's Office for Davidson County, Tennessee. Reference is made to the Order of Name Change from Margaret Ivy Vail to Margaret Vail-Morgan of record as Instrument Number 20010416-0036815, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record in Book 1165, page 561 and Agreement recorded in Book1433,page 305 ; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Misc. Book J, Chancery Court for Davidson County; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4103 Lone Oak Rd, Nashville, TN 37215-3426.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this the 29th day of January, 2016.

Margaret Vail Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Vail Morgan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of January, 2016.

My Commission expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public