BILL GARRETT, Davidson County
Trans:T20160011566 DEEDWARR
Recvd: 02/11/16 10:29 2 pgs
Fees:13.00 Taxes:2812.00
20160211-0013158

Box # 14
G# 27999-3

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$760,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Carbine & Associates, LLC	**"New Owner"**	**Map 104-02-0 Parcel 136.00**
621 Bradley Court		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lisa Anderson, an unmarried woman

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

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND/OR 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 the northeasterly part of Lot No. 19-A and the southwesterly part of Lot No. 20, on the Revised Map of West End Park, of record in Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning on the southeasterly margin of Long Boulevard , at the northwest corner of the property conveyed to Harold S. Brooks by deed from Louis Brodsky and wife, of record in Book 1725, Page 563, said Register's Office; thence with said Brooks' northerly line southeastwardly 155.2 feet, more or less, to the northwesterly margin of Bellwood Avenue; thence with the same northeastwardly 67.5 feet to the southeast corner of the property conveyed to Effie S. Matheny and James M. Saunders and wife, by deed from Alfred H. Thomas and wife, of record in Book 1472, Page 229, said Register's Office, said point being 40 feet southeast of the southwesterly margin of an alley at the corner of said Lot No. 20; thence with Matheny and Saunders' southerly line northwestwardly 180 feet, more or less , to the southeasterly margin of Long Boulevard, said point being 50 feet south of the corner of Lots Nos. 20 and 38; thence with the southeasterly margin of Long Boulevard southwestwardly 75 feet to the beginning.

BEING the same property conveyed to Ben Anderson, an unmarried person, by Deed from Nashville Young Women Christian Association d/b/a YMCA of Nashville and Middle Tennessee, dated August 25, 1999, of record in Book 11636, Page 807, Register's Office for Davidson County, Tennessee.

The said Ben Anderson conveyed said property to Ben Anderson and wife, Lisa Anderson by Quitclaim Deed, of record in Instrument No. 20080307-0022996, dated March 4, 2008. The said interest is now vested in Lisa Anderson, as surviving tenant by entirety, the said husband Ben Anderson died March 9, 2013.

The said Thom Bennett Anderson and Ben Anderson being one in the same person.

The conveyance of the above described parcel of land is subject to the following:
(1) All matters shown on the Plan of record in Book 421, Pages 82 and 83, said Register's Office;
(2) Restrictive Covenants contained in instrument of record in Book 497, Page 391, in Book 535, Page 686, Register's Office for Davidson County, Tennessee;
(3) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein.

This is Improved (__X__) Unimproved (____) property, known as **3137 Long Boulevard, Nashville, TN 37203**

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 that we are 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 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 my/our hand(s) this 8th day of **February, 2016.**

Lisa Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lisa Anderson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **February, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY