BOX #14
G#28371-2

## QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160035580 DEEDQC
Recvd: 04/29/16 13:21 2 pgs
Fees:12.00 Taxes:0.00
20160429-0042204

State of Tennessee )
County of Davidson )

The actual consideration for this transfer is $ -0- .

Affiant, Sec/Treas.

Subscribed and sworn to before me, this the 28th day of April, 2016.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE 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"** | **Part of 10511030800** |
| **621 Bradley Court** | | |
| **Franklin, TN 37067** | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010**

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Carbine & Associates, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. B on the Plan of 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160414-0035725, including without limitation the Bylaws of 1704 and 1706 Martin Street Townhouse Corporation appended thereto, and Scrivener's Affidavit of record in Instrument No. 20160418-0036740, and First Amendment to Declaration of Covenants, of record in Instrument No. 20160427-0040826, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of 1704 and 1706 Martin**

**Street Townhomes, a Horizontal Property Regime with Private Elements, as set out on Exhibit "A" to the First Amendment to Declaration of Covenants of record in Instrument No. 20160427-0040826, said Register's Office, for a more complete identification and description of said unit.**

**BEING part of the same property conveyed to Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010, by Warranty Deed dated November 10, 2015, from Otis Richardson, Jr., of record in Instrument No. 20151113-0115458, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as set out on Exhibit "A" to the First Amendment to Declaration of Covenants of record in Instrument No. 20160427-0040826, Register's Office for Davidson County, Tennessee;**

**2) Declaration of Covenants, Conditions and Restrictions for 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160414-0035725, including without limitation the Bylaws of 1704 and 1706 Martin Street Townhouse Corporation appended thereto, and Scrivener's Affidavit of record in Instrument No. 20160418-0036740 and First Amendment to Declaration of Covenants of record in Instrument No. 20160427-0040826, Register's Office for Davidson County, Tennessee; and,**

**3) Taxes for the current year which have been assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is unimproved property, known as: **1704 Martin Street, Nashville, TN 37203**.

Witness my/our hand(s) this **26th** day of **April, 2016.**

Glenda M. Carbine, Trustee

**Glenda M. Carbine, Trustee**
**of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010**

**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 **Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010,** the bargainor, 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 **26th** day of **April, 2016.**

My Commission Expires: _____

**Notary Public**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017