WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/16 10:53 2 pgs
Fees:13.00 Taxes:1261.63
20160706-0069011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,980.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My commission expires: 3/27/2019

(AFFIX SEAL)

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 Wolf	Same As New Owner	Map 091-06-O Parcel 002.00co
5602 Morrow Road #2		
Nashville, TN 37209		

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 Wolf, a single man

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 Unit No. 2 on the Plan of Kenrow, 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 of Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150404-0032912, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Kenrow, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Deed dated February 18, 2015 from Aubrey B. Harwell, Jr. Trustee, of record in Instrument No. 20150220-0014814, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) All matters shown on the Plan as shown on Exhibit "C" to the Declaration of record in Instrument No. 20150414-0032912 , Register's Office for Davidson County, Tennessee;
(2) All matters as shown on the Plan of record in Book 57, Page 173, said Register's Office;
(3) Declaration of Covenants, Conditions, and Restrictions and Bylaws for Kenrow Townhouse Corporation, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, and First supplement of record in Instrument No. 20160205-0011226, Register's Office for Davidson County;
(4) Bylaws of Kenrow Townhouse Corporation of record in Instrument No. 20150414-0032912- Exhibit "B" and First amendment of record in Instrument No. 20160205-0011227, Register's Office for Davidson County;
(5) Easement to City of Nashville of record in Book 1493, Page 500 and 510, Register's Office for Davidson County, Tennessee;
(6) Exceptions to easement of record in Book 5513, Page 125, Register's Office for Davidson County, Tennessee;
(7) Taxes for 2016 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **5602 Morrow Road #2, Nashville, TN 37209**

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 30th day of June, 2016.

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 **30th** day of **June, 2016.**

_____
Notary Public

My Commission Expires: 11/6/17

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

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON