G-28598-5 Box-14

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/16 15:09 3 pgs
Fees:18.00 Taxes:1283.90
20160718-0073710

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$347,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2016.

Notary Public

My commission expires: J.58.2019

(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Natalie Stigers	**Franklin American Mortgage**	**091-06-0-P-008.00**
5521 Kentucky Avenue #X	**6100 Tower Circle, Ste 600**	
Nashville, TN 37209	**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 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

Natalie Stigers, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 8 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 for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee and First Supplemental in Instrument No. 20160205-0011226, said Register's Office, including without limitation the Bylaws 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 Declarations. Reference is hereby made to the Plan of Kenrow as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Warranty 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.

THE conveyance made subject to the following:

(1) The Plan of record as shown in Book 57, Page 173, and as amended in Exhibit C, to the Declarations of Covenants, Conditions, Restrictions and By-Laws for Kenrow in Instrument No. 20150414-0032912, Register's Office for Davidson County, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions, Restrictions and By-Laws of Kenrow, of record in Instrument No. 20150414-0032912 and First Supplemental in Instrument No. 20160205-0011226, said Register's Office.

(3) First Amendment to the By-Laws of Kenrow Townhouse, Inc. of record in Instrument No. 20160205-0011227, said Register's Office.

(4) Easement for City of Nashville of record in Book 1493, Pages 500 and 510. Exceptions to Easement of record in Book 5513, Page 125, said Register's Office.

(5) Charter of Kenrow Townhouse Corporation of record in Instrument 20150513-0043681, said Register's Office.

(6) 2016 Taxes, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved property, known as **5521 Kentucky Avenue, 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 GRANTEE, her heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 15th day of July, 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, Secretary/Treasurer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Secretary/Treasurer** of **Carbine & Associates, LLC a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he, 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 **15th** day of **July, 2016.**

JEFFREY S. BENZ
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 1-8-2019

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY