G#28600-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064099 DEEDWARR
Recvd: 07/26/16 10:27 2 pgs
Fees:13.00 Taxes:1261.63
20160726-0076710

APRIL G. NICHOLS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 20th day of July, 2016.

Notary Public

My commission expires: 6-30-19
(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
Frank Alan Forbush	SAME	**Map 091-060-P Parcel 003.00co**
5604 Morrow Road #3		
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

Frank Alan Forbush , 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. 3 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. 20150414-0032912, 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 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 of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions, and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, First Supplementary Declaration of record in Instrument No. 20160205-0011226, Register's Office for Davidson County, Tennessee;
3) First Amendment to By-Laws of Kenrow Townhouse of record in Instrument No. 20160205-0011227, Register's Office for Davidson County, Tennessee;
4) All matters as shown on the Plan of record in Book 57, Page 173, said Register's Office;
5) Easement to the City of Nashville of record in Book 1493, Pages 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) Charter of Kenrow Townhouse Corporation of record in Instrument No. 20150513-0043681, said Register's Office; and,
8) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is Improved (__X_) Unimproved (____) property, known as **5604 Morrow Road #3, 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 20th 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 herself to be the **Secretary/Treasurer** of **Carbine & Associates, LLC,** the within named Seller, a Tennessee 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 **20th** day of **July, 2016.**

_____
Notary Public

My Commission Expires: 7-8-2019

