Box # 14
G#28647-3A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160069671 DEEDWARR
Recvd: 08/11/16 13:16 2 pgs
Fees:13.00 Taxes:1425.98
20160811-0083684

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$385,400.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2016.

Notary Public

My commission expires: 07-03-2017

(AFFIX SEAL)

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

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
Kristen Carbine	**"New Owner"**	**091-06-Parcel 005.00.co**
5527 Kentucky Avenue # 5		
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

Kristen Carbine, an unmarried individual

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. 5 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 2/18/15 from Aubrey B. Harwell, Jr., Trustee, of record in Instrument No. 20150220-0014814, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel made subject to the following:

(1) All matters shown on the Plan on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, Register's Office for Davidson County;
(2) Declaration of Covenants, Conditions, Restrictions and By-Laws of Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, and First Supplemental in Instrument No. 20160205-0011226, said Register's Office;
(3) All matters as shown on the Plan of record in Book 57, Page 173, said Register's Office;
(4) First Amendment to the By-Laws of Kenrow Townhouse, Inc. of record in Instrument No. 20160205-0011227, said Register's Office;
(5) Easement for City of Nashville of record in Book 1493, Pages 500 and 510, said Register's Office;
(6) Exceptions to Easement of record in Book 5513, Page 125, said Register's Office;
(7) Charter of Kenrow Townhouse Corporation of record in Instrument No. 20150513-0043681, Register's Office for Davidson County, Tennessee;
(8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

Box # 14
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This is Improved (_X__) Unimproved (____) property, known as **5527 Kentucky Avenue # 5, 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 we do covenant with 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 its hand by its duly authorized officer this **9th** day of **August, 2016.**

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____
James R. Carbine, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **James R. Carbine**, 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 **President** of **Carbine & Associates, LLC**, within named seller, a **Tennessee limited liability company**, and that he as such **President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such **James R. Carbine, President.**

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **August, 2016.**

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

_____
Notary Public

My Commission Expires: 07-03-2017