G#29312-2

BOX #14

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $930,000.00.

Affiant

Subscribed and sworn before me this the 13th day of March, 2017.

Notary Public
My commission expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170021578 DEEDWARR
Recvd: 03/14/17 08:58 2 pgs
Fees:13.00 Taxes:3441.00
20170314-0024890

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carbine & Associates LLC 621 Bradley Court Franklin, TN 37067	"New Owner"	092-09-0-250.00, 092-09-0-249.00, and 092-09-0-248.00 respectively

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GREEN LIGHT REAL ESTATE DEVELOPMENT, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CARBINE & ASSOCIATES LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 81, 82 and 83 on the Map of Subdivision of W. R. Wilson Tract, of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Green Light Real Estate Development, LLC, by Warranty Deed dated May 20, 2016, from Charlotte Pike Partners, of record in Instrument No. 20160525-0052436 and Quitclaim Deed of Consolidation dated January 25, 2017, of record in Instrument No. 20170126-0008562, 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 of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee;

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161230-0137347, Register's Office for Davidson County, Tennessee; and,

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

THIS IS UNIMPROVED PROPERTY KNOWN AS 408, 410, & 412 36th Ave, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 13th day of March, 2017.

Green Light Real Estate Development, LLC

By: _____
Brianna Morant, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brianna Morant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, Green Light Real Estate Development, LLC, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Brianna Morant as such MEMBER.

Witness my hand and official seal this 13th day of March, 2017.

My commission expires: 9/10/18

_____
Notary Public

