WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036865 DEEDWARR
Recvd: 05/02/17 10:16 2 pgs
Fees:13.00 Taxes:1911.91
20170502-0042968

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$516,732.00.**

Affiant

Subscribed and sworn to before me, this the **27th** day of **April, 2017.**

Notary Public

My commission expires: 7.8.2019
(AFFIX SEAL)

CORYLYN S. PRIEST
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
Alexander de Castro-Abeger **Arissa Young**	New Owner	**Map 105-11-0-U Parcel 001.00co**
1706 Martin Street		
Nashville, TN 37203		

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

Alexander De Castro-Abeger, a single person and Arissa Young, a single person.

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. A on the Plan of 1704 and 1706 Martin Street Townhomes, 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 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160414-0035725, including without limitation the Bylaws of 1704 and 1706 Martin Street Townhouse Corporation appended thereto, and Scrivener's Affidavit of record in Instrument No. 20160418-0036740, and First Amendment to Declaration of Covenants, of record in Instrument No. 20160427-0040826, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, as set out on Exhibit "A" to the First Amendment to Declaration of Covenants of record in Instrument No. 20160427-0040826, said Register's Office, for a more complete identification and description of said unit.

BEING all of the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 26, 2016, from Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010, of record in Instrument No.20160429-0042198, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters show on the Plan of record in Plat Book 4460, Page 161, said Register's Office for Davidson County, Tennessee;

2) The Plan of record in Instrument No. 20160414-0035725, as set out on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for 1704 and 1706 Martin Street Townhomes and amended in Exhibit "A" to the First Amendment to Declaration of Covenants, Conditions, and Restrictions for 1704 and 1706 Martin Street Townhomes, of record in Instrument No. 20160427-0040826, said Register's Office, is subject to all matters as set forth therein.

3) Declaration of Covenants, Conditions and Restrictions for 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160414-0035725, including without limitation the Bylaws of 1704 and 1706 Martin Street Townhouse Corporation appended thereto, and Scrivener's Affidavit of record in Instrument No. 20160418-0036740, and First Amendment to Declaration of Covenants, of record in Instrument No. 20160427-0040826, Register's Office for Davidson County, Tennessee;

4) 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 Improved (_X_) Unimproved (____) property, known as **1706 Martin Street, Nashville, TN 37203**

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 **27th day** of **April 2017.**

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 , the within named bargainor, 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 **Carbine & Associates, LLC, a Tennessee limited liability company** as **Secretary/Treasurer.**

Witness my hand, at office at Nashville, Tennessee, this **27th** day of **April 2017.**

_____
Notary Public

My Commission Expires: 7.8.2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY