Davidson County DEEDQC
Recvd: 06/14/17 11:48 3 pgs
Fees:17.00 Taxes:0.00
20170614-0059699

G#29837-4
Box 14

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 9th day of June, 2017. Notary Public My commission expires: 3/6/2018 (AFFIX SEAL)

MELISSA GAY HARDIN NOTARY PUBLIC STATE OF TENNESSEE 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
Carbine & Associates, LLC	**"New Owner"**	**105-07-0-218.00**
621 Bradley Court		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Carbine Development Company, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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 Nos. A & B on the Plan of 534 Hamilton Avenue Cottages, 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 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170511-0047073, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, Reference is hereby made to the plan of 534 Hamilton Avenue Cottages, as depicted on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170511-0047073, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Carbine Development Company, a Tennessee general partnership by Quitclaim Deed dated February 3, 2017, of record in Instrument No. 20170206-0012118, said Register's Office, and further being the same property conveyed to Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust u/a/d January 7, 2010, by Deed from Jerry Wayne Marr and wife, Kathy Marr, of record in Instrument No. 20160719-0074001, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

Witness my/our hand(s) this 9th day of **June, 2017.**

Carbine Development Company, a Tennessee general partnership

By: _____
James R. Carbine, Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

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 a Partner of Carbine Development Company, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at 9th Franklin, Tennessee, this 9th day of **June, 2017.**

_____
Notary Public

My Commission Expires: 3/6/2018

MEGAN GAY HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019