Heritage title

WARRANTY DEED	State of Tennessee County of Williamson
BILL GARRETT, Davidson County Trans:T20170061029 DEEDWARR Recvd: 07/18/17 08:23 2 pgs Fees:13.00 Taxes:1165.50 20170718-0071882	The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this the 13th day of July, 2017. Notary Public My commission expires: 2-18-19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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:
James Ryan Lankford & Mary R. Lankford	FirstBank	091-06-4B-002.00co
5529 Kentucky Avenue	318 Seaboard Lane Ste 205	
Nashville, TN 37209	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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

James Ryan Lankford, unmarried and Mary R. Lankford, unmarried, as joint tenants with rights of survivorship

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9B, as specified on the Plat shown in the Declarations, on the Plan of Kenrow Corner, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Kenrow Corner, a Condominium Development, of record in Instrument No. 20160413-0035472, and as amended in Instrument No. 20170515-0048226, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Corner, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No.20160413-0035472, and as shown on Exhibit "A" in the First Amendment of record in Instrument No. 20170515-0048226, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by 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) **The Plan of record in as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record under Instrument No.20160413-0035472, and as shown on Exhibit "A" in the First Amendment of record in Instrument No. 20170515-0048226, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **All matters as shown in Book 57, Page 173, Register's Office for Davidson County, Tennessee.**
3) **Declaration of Covenants, Conditions and Restrictions of Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, and First Supplementary Declaration in Instrument No. 20160205-0011226, and in the First Amendment to By-laws in Instrument No. 20160205-0011227, Register's Office for Davidson County, Tennessee.**
4) **Declaration of Covenants, Conditions and Restrictions and By-Laws of Kenrow Corner, a Condominium Development, of record in Instrument No. 20160413-0035472, and amended in Instrument No. 20170515-0048226, Register's Office for Davidson County, Tennessee.**
5) **Easement to 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, Register's Office for Davidson County, Tennessee.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (X) property, known as **5529 Kentucky Avenue, 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 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 my/our hand(s) this **13th** day of **July, 2017.**

Carbine & Associates, LLC a Tennessee limited liability company

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 bargainor, **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 **Tennessee limited liability company** by himself as such **President.**

Witness my hand and official seal at Nashville, Tennessee, this **13th day** of **July, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY