29907-5

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063559 DEEDWARR
Recvd: 07/25/17 10:19 2 pgs
Fees:13.00 Taxes:1905.50
20170725-0074989

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$515,000.00.**

Affiant

Subscribed and sworn to before me, this the **20th** day of **July, 2017.**

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

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
Robert J. Driggers and April Yvvette Driggers	new owners	**105-11-0-U-002.00co**
1704 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 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

Robert J. Driggers and April Driggers, husband and wife

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. B 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 part of the same property conveyed to Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010, by Warranty Deed dated November 10, 2015, from Otis Richardson Jr., of record in Instrument No. 20151113-0115458, Register's Office for Davidson County, Tennessee. 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.20160429-0042204, Register's Office for Davidson County, Tennessee.

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

(1) The Plan 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, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restriction 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 By Laws 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, said Register's Office.

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

This is improved property, known as **1704 Martin Street, Nashville, TN 37203**

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: G-P-17-1704

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 **20th** day of **July, 2017.**

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____, Sec/Treas.
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 **Carbine & Associates, LLC**, 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 **Suzanne A. Walters** as **Secretary/Treasurer.**

Witness my hand, at office at Nashville, Tennessee, this **20th** day of **July, 2017.**

_____
Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/1/20