G#29964-3
Box# 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$580,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of August, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE 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
Carbine & Associates, LLC	**"New Owner"**	**Map 131-07-0-012.00**
621 Bradley Court		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Barbara S. Tidwell, as surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carbine & Associates, LLC, a Tennessee limited liability company

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 Lot No.5 on the Map of J.G. Grissim's Subdivision, of record in Book 1424, Page 36, 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 Homer J. Tidwell Jr. and wife, Barbara S. Tidwell, by Deed from John T. Bellis and wife Anne J. Bellis, dated June 29, 1987 of record in Book 7281, Page 632, Register's Office for Davidson County, Tennessee.

THE said Homer J. Tidwell Jr., having since died on May 22, 2016, the property is vested in Barbara S. Tidwell, as the surviving tenant by the entirety.

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

1) All matters shown on the Plan of record in Book 1424, Page 36, said Register's Office for Davidson County, Tennessee;

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

BILL GARRETT, Davidson County
Trans:T20170070152 DEEDWARR
Recvd: 08/14/17 10:18 2 pgs
Fees:13.00 Taxes:2146.00
20170814-0083005

This is Improved (__X__) Unimproved (____) property, known as **1926 Castleman Drive, Nashville, TN 37215**

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 **11th** day of **August, 2017.**

Barbara S. Tidwell

Barbara S. Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barbara S. Tidwell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **August, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21