30055-5

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$241,700.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of **August, 2017.**

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170076695 DEEDWARR
Recvd: 09/01/17 09:02 2 pgs
Fees: 13.00 Taxes: 894.29
20170901-0089906

JEFFREY LEE BROTHERS 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
Fletcher Watson	**"New Owner"**	**091-06-4-B-004.00**
908 Neartop Drive		
Nashville, TN 37205		

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

Fletcher B. Watson, V, married

HEREINAFTER CALLED THE GRANTEE, HIS 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.9 D 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 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 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 Condominium, 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 to 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 Grantee(s) herein and subsequent years not yet due and payable

This is improved property, known as **5610 Morrow Road, 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 GRANTEE 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 GRANTEE, his 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 **31st** day of **August, 2017.**

Carbine & Associates, LLC, a Tennessee limited liability company

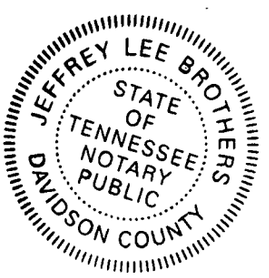
By: _____
Suzanne A. Walters, Secretary/Treasurer

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 him/herself to be the **Secretary/Treasurer** of **Carbine & Associates, LLC**, the within named bargainor, a Tennessee limited liability company, and that s/he, 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 **31st** day of **August, 2017.**

_____
Notary Public



My Commission Expires: 9/7/20