Bill Garrett Davidson County
Batch# 24191 DEEDWARR
11/08/2017 03:14:46 PM 2 pgs
Fees: $13.00 Taxes: $810.30
20171108-0115223

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$219,000.00.**

Affiant

Subscribed and sworn to before me, this the **3rd** day of **November**, 2017.

Carmen Coats
Notary Public

My commission expires: _____
(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
Abigail Melinne Olack	SUMMIT FUNDING, INC	**Map 091-06-4-B Parcel 003.00co**
5531 Kentucky Avenue 9C	2241 HARVARD ST, STE 200	
Nashville, TN 37209	SACRAMENTO, CA 95815	

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

Abigail Melinne Olack, A SINGLE WOMAN

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. 9C 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 of the above described parcel of land is subject to the following:

1) All the matters shown on 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 for Davidson County, Tennessee.

2) All matters as shown in Book 57, Pages 172 and 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 have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **5531 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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this **3rd day** of **November**, 2017.

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____

Daryl C. Walny, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Daryl C. Walny, Vice President,** 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 **Vice President** of **Carbine & Associates, LLC, a Tennessee limited liability company**, the within named bargainor, a Tennessee limited liability company, and that 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 **Daryl C. Walny** as **Vice President**

Witness my hand, at office at Nashville, Tennessee, this 3rd day of November, 2017.

_____
Notary Public

My Commission Expires: 7.8.2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY