Box 14

G-30135-4

WARRANTY DEED

Bill Garrett Davidson County
Batch# 28999 DEEDWARR
11/22/2017 09:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20171122-0119878

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2017.

Notary Public

My commission expires: 11/8/21

(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:
Kristen Carbine	**Pinnacle Bank**	**091-06-4-A-001.00co**
5517 Kentucky Avenue	**150 3rd Avenue South, Ste. 900**	
Nashville, TN 37209	**Nashville, TN 37201**	

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

Kristen Carbine, an unmarried 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:

LAND in Davidson County, Tennessee, being Unit No. "A" on the Plan of 5517 and 5519 Kentucky Avenue 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 of 5517 and 5519 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 5517 and 5519 Kentucky Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company by Quitclaim Deed dated April 1, 2016, from James R. Carbine, Trustee of the Samuel Harve Carbine 2009 Irrevocable Trust u/a/d April 21, 2009, of record in Instrument No. 20160404-0031505 and further being the same property conveyed to James R. Carbine, Trustee of the Samuel Harve Carbine 2009 Irrevocable Trust u/a/d April 21, 2009, by Warranty Deed dated August 12, 2015, from Wanda J. Bibee and husband, Harold D. Bibee of record in Instrument No. 20150814-0081610, 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 shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160329-0029359, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **All matters shown on the plan of record in Book 57, Page 173, said Register's Office.**
3) **Declaration of Covenants, Conditions and Restrictions for 5517 and 5519 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee.**

This is improved (X) property, known as **5517 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 **21st** day of **November, 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 **21st day** of **November, 2017.**

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/8/21