30136-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 30762 DEEDWARR
11/29/2017 08:40:03 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20171129-0121469

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 **22nd** day of **November, 2017.**

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
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
Elizabeth A. Carbine	**Pinnacle Bank**	**091-06-4A-002.00co**
621 Bradley Ct.	**150 Third Avenue South, Suite 900**	
Franklin, TN 37067	**Nashville, TE 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

Elizabeth A. Carbine

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 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 James R. Carbine, Trustee of the Samuel Harve Carbine 2009 Irrevocable Trust u/a/d April 21, 2009, by Warranty Deed from Wanda J. Bibee and husband, Harold D. Bibee, of record in Instrument No. 20150814-0081610, Register's Office for DAVIDSON County, Tennessee. The said James R. Carbine, Trustee of the Samuel Harve Carbine 2009 Irrevocable Trust u/a/d April 21, 2009 having further conveyed said property to Carbine & Associates, LLC, a Tennessee limited liability company by Quitclaim Deed dated April 1, 2016, of record in Instrument No. 20160404-0031505, said Register's Office.

THE conveyance subject to the following:

(1) Subject to all matters as shown on Book 57, page 173, Register's Office for Davidson County, Tennessee.

(2) The Plan of record as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restriction in Instrument No. 20160329-0029359, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(3) Declaration of Covenants, Conditions, Restrictions and By-Laws for 5517 and 5519 Kentucky Ave Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160329-0029359, said Register's Office.

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

This is improved property, known as **5519 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 **22nd** day of **November, 2017.**

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____
James R. Carbine, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James R. Carbine, President** 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 **President** 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 **James R. Carbine** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **22nd** day of **November, 2017.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21