(1)

30318-5

Box 14

WARRANTY DEED

Bill Garrett
Batch# 54874
02/05/2018 10:42:35 AM
Fees: $13.00 Taxes: $1,375.81

Davidson County
DEEDWARR
2 pgs

20180205-0011323

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$371,840.00.**

Affiant

Subscribed and sworn to before me, this the **30th** day of **January, 2018.**

Notary Public

My commission expires: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN
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
Jenkins Development Company, LLC	NEW OWNER	**091-06-0-319.00**
107 Liberty Lane		
Hendersonville, TN 37073		

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

Jenkins Development Company, 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:

BEING lot Nos. 1402 and 1404 of Block 198 on the Map showing extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company by Deed from Joe G. Anderson, individually and unmarried, of record in Instrument No. 20170606-0056379, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:

(1) The Plan of record as shown in Book 57, page 173, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Amendment No. 1 to Ordinance No. BL2000-420 filed in The Metropolitan Council Office of Davidson County, Tennessee, abandoning a 25-foot public utility and drainage easement.

(3) Easements retained by the Metropolitan Government of Nashville and Davidson County by Amendment No. 2 to Ordinance No. 089-835 and by Deed of record in Book 7922, page 832, said Register's Office.

(4) Charter of Jenkins Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20150709-0066288, said Register's Office.

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

This is improved property, known as **5501 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 **30th** day of **January, 2018.**

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 herself to be the **Secretary/Treasurer** of **Carbine & Associates, LLC**, the within named bargainor, a Tennessee limited liability company, and that she, 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 **30th** day of **January, 2018.**

_____
Notary Public

My Commission Expires: 9/7/20

