30450-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 55960 DEEDWARR
02/06/2018 02:59:28 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20180206-0012082

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$793,000.00~~ $785,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2018.

Notary Public

My commission expires: 7/6/20

(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
Luke J. Hannibal	new owner	**117-15-3E-002.00co**
4103 A Lone Oak Road		
Nashville, TN 37215		

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

Luke Joseph Hannibal, an unmarried man

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:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of 4103 Lone Oak 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 4103 Lone Oak, Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086487 and amended in Instrument No. 20170427-0041362, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 4103 Lone Oak Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160818-0086487 and amended in Instrument No. 20170427-0041362, 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 Warranty Deed dated January 29, 2016 from Margaret Vail Morgan, a single woman, of record in Instrument No. 20160201-0009327, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:

(1) The Plan as shown on Exhibit "C" to the Declaration of Covenants, Conditions, Restrictions and By-Laws of record as shown in Instrument No. 20160818-0086487 and amended in Instrument No. 20170427-0041362, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions, Restrictions and By-Laws for 4103 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086487 and as amended in Instrument No. 20170427-0041362, Register's Office for Davidson County, Tennessee.

(3) All matters as shown of record in Miscellaneous Book J, Page 293, said Register's Office.

(4) Agreement of record in Book 1433, page 305, said Register's Office.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RP-18-4103

This is improved property, known as **4103 A Lone Oak Road, Nashville, TN 37215**

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 **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 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 **January, 2018.**

_____
Notary Public



My Commission Expires: 9/7/20