Bill Garrett Davidson County
Batch# 86350 DEEDWARR
04/30/2018 02:32:17 PM 2 pgs
Fees: $13.00 Taxes: $2,031.30
20180430-0040555

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$549,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2018.

Notary Public

My commission expires: 6.30.2019

(AFFIX SEAL)

April G. Nichols 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
Robert Depaoli	SAME	**105-11-1-D-002.00co**
1718 Stewart Place		
Nashville, TN 37203		

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 and Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Depaoli, a single man

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 1716 and 1718 Stewart Place Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 1716 and 1718 Stewart Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161227-0135967, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 1716 and 1718 Stewart Place Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161227-0135967, 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 Development Company, a Tennessee general partnership, by Deed dated August 29, 2016 from Barbara Jean Weaver and James William McBride, heirs to the Estate of Frederick L. McBride, of record in Instrument No. 20160831-0091233, and further conveyed to Carbine and Associates, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 6, 2016 from Carbine Development Company, a Tennessee general partnership, of record in Instrument No. 20161007-0106192, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "C" to the Declaration in Instrument No. 20161227-0135967, said Register's Office, 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 Plat Book 974, Page 91, Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions and Restrictions of 1716 and 1718 Stewart Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161227-0135967, said Register's Office.**

4) **By-Laws of 1716 and 1718 Stewart Place Townhome Association, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161227-0135967, said Register's Office.**

5) **Charter of 1716 & 1718 Stewart Place Townhouse Association, Inc., of record in Instrument No. 20170703-0066647, said Register's Office.**

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

7) **Conveyance of all the common and limited common elements to 1716 & 1718 Stewart Place Townhouse Association, a Tennessee not-for-profit corporation of record in Instrument No. 20180417-0035834, said Register's Office.**

This is improved property, known as **1718 Stewart Place, Nashville, TN 37203**

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 **25th** day of **April, 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, within and for the State and County aforesaid, personally appeared **Suzanne A. Walters**, 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**, within named bargainor, **a Tennessee limited liability company**, and that she as such **Secretary/Treasurer**, 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 herself as such **Secretary/Treasurer.**

Witness my hand and official seal at Nashville, Tennessee, this **25th day** of **April, 2018.**

_____
Notary Public

My Commission Expires: _____

