18-01C

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett
Batch# 90499
05/09/2018 02:03:44 PM
Fees: $13.00 Taxes: $2,893.40
Davidson County
DEEDWARR
2 pgs
20180509-0044555

State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is **$782,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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	My Comm. Expires
Kelli A. Mellen **Jason J. Mellen, wife & husband**	Movement Mortgage, LLC	**117-15-3-E-001.00co**	Sept. 22, 2019
4103B Lone Oak Road	8024 Calvin Hall Rd, ~~Indian Land~~		
Nashville, TN 37215	Indian Land, SC 29707		

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

Kelli A. Mellen and Jason J. Mellen, wife and husband

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 Plat 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, as amended by First Amendment of record in Instrument No. 20170427-0041362, and further amended in Instrument No. 20180412-0034363, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat of 4103 Lone Oak Townhomes, shown on Exhibit "A" of the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record 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 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 of the above described parcel of land is subject to the following:

1) **The Plat as shown on Exhibit "A" to the First Amendment to the Declaration of Covenants, Conditions, Restrictions and By-Laws of record 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 as amended in Instrument No. 20170427-0041362, and further amended in Instrument No. 20180412-0034363, 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 the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **4103B 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 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 **20th** day of **April, 2018.**

Carbine & Associates, LLC a Tennessee limited liability company

BY: _____ Sec/Treas.
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 **20th day** of **April, 2018.**

_____
Notary Public

My Commission Expires:_____



My Comm. Expires
Sept. 22, 2019