Box # 14 30878.3

Bill Garrett Davidson County
Batch# 107018 DEEDWARR
06/21/2018 08:50:12 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180621-0059745

WARRANTY DEED

2018-1102

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of June, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal) Notary Public
My Commission Expires: 1/17/21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Carbine & Associates, LLC 621 Bradley Court Franklin, TN 37067	"Newowner"	13104014000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mark E. Turcotte and Lauren Wright Turcotte**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Carbine Company, Inc., an Alabama Corporation**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot Number 2 of Block 19 on the Plan of College Park, of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark E. Turcotte and Lauren Wright Turcotte from Fannie Mae A/K/A Federal National Mortgage Association by Special Warranty Deed dated February 28, 2013 and recorded March 7, 2013 in Instrument Number 201303070022728, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1200 Parkview Circle, Nashville, TN 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 June, 2018

Mark E. Turcotte, by Lauren Turcotte, Attorney in Fact

Mark E. Turcotte, by Lauren Turcotte, Attorney in Fact

Lauren Wright Turcotte

Lauren Wright Turcotte

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Lauren Wright Turcotte, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of June, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of June 2018, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Lauren Turcotte, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Mark E. Turcotte, and as such Attorney in Fact for Mark E. Turcotte, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney Mark E. Turcotte, and is authorized by Mark E. Turcotte, to execute this instrument on behalf of Mark E. Turcotte.

Witness my hand and official seal on this 20th day of June 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County