Bill Garrett Davidson County
Batch# 109650 DEEDWARR
06/27/2018 03:37:33 PM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20180627-0062209

30911-5

Box 14

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$539,900.00**

Affiant

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

Notary Public

My commission expires: _____
(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
George Couri and Kate Couri	**Keller Mortgage, LLC**	**105-07-3L-001-00co**
534 Hamilton Ave. A	**4725 Lakehurst Ct, Ste 400**	
Nashville, TN 37203	**Dublin, OH 43016**	

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

George Couri and Kate Couri, husband and wife

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. A on the Plan of 534 Hamilton Avenue Cottages, 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 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170511-0047073, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of -, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170511-0047073, 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 Quitclaim Deed dated June 9, 2017 from Carbine Development Company, a Tennessee general partnership, of record in Instrument No. 20170614-0059699, Register's Office for Davidson County, Tennessee and being the same property conveyed to Carbine Development Company, a Tennessee general partnership by Quitclaim Deed dated February 3, 2017, of record in Instrument No. 20170206-0012118, said Register's Office, and further being the same property conveyed to Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust u/a/d January 7, 2010, by Deed from Jerry Wayne Marr and wife, Kathy Marr, of record in Instrument No. 20160719-0074001, said Register's Office.

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

(1) The Plan as shown on Exhibit "C" to the Declaration of Covenants and Restrictions, of record as shown in Instrument No. 20170511-0047073, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions for 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170511-0047073, Register's Office for Davidson County, Tennessee.

(3) By-Laws of 534 Hamilton Avenue Cottages Association as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170511-0047073, Register's Office for Davidson County, Tennessee.

(4) All matters shown on Minute Book 1, page 97, said Register's Office

(5) Charter of 534 Hamilton Avenue Cottages Association of record in Instrument No. 20170703-0066681, said Register's Office.

(6) Notice of Completion of record in Instrument 20180614-0057058, said Register's Office.

(7) Taxes for the current years which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **534 Hamilton Ave. A, 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 **June, 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 **25th** day of **June, 2018.**

_____
Notary Public

My Commission Expires: 9/1/20

