31132-5

Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142534 **DEEDWARR**
09/19/2018 08:03:04 AM 2 pgs
Fees: $13.00 Taxes: $2,483.41

20180919-0092686

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$671,192.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of **September, 2018.**

Notary Public

My commission expires: 11/8/2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

MY COMMISSION EXPIRES: NOVEMBER 8, 2021

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Lacey	Jennifer Lacey	**131-03-0-043.00**
4207 Lone Oak B	4207 Lone Oak Road Unit B	
Nashville, TN 37215	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

Jennifer Lacey

HEREINAFTER CALLED THE GRANTEE, HER 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 4207 Lone Oak 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 4207 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041361, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 4207 Lone Oak Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170427-0041361, 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, GP, a Tennessee general partnership by Warranty Deed dated October 27, 2016, of record in Instrument No. 20161031-0114477, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Carbine & Associates, LLC, a Tennessee limited liability company by Quitclaim Deed from Carbine Development Company, GP, a Tennessee general partnership, of record in Instrument No. 20170601-0054309, 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 in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170427-0041361, 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 4207 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, By-Laws appended thereto, of record in Instrument No. 20170427-0041361, Register's Office for Davidson County, Tennessee.

(3) Charter of 4207 Lone Oak Townhouse Association of record in Instrument No. 20170703-0066729, Register's Office for Davidson County, Tennessee.

(4) All matters as shown on Plat Book 421, page 118, said Register's Office.

(5) Notice of Completion of record in Instrument No. 20180309-0022703, said Register's Office.

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

This is improved property, known as **4207 Lone Oak B, 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, her 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 **17th** day of **September, 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, a Tennesse**, 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 **17th** day of **September, 2018.**

_____
Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/20