Box#14
G#30042-4

WARRANTY DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 144323 DEEDWARR 09/24/2018 09:52:04 AM 2 pgs Fees: $13.00 Taxes: $2,146.00 20180924-0094200	The actual consideration or value, whichever is greater, for this transfer is **$580,000.00.** Karen Y Johnson Affiant Subscribed and sworn to before me, this the 21st day of September, 2018. Carolyn S. Priest Notary Public My commission expires: 7.8.2019 (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
Carbine & Associates, LLC,		**Part of 131-07-0-013-00**
1928 Castleman Drive	**621 Bradley Court**	
Nashville, TN 37215	**Franklin, TN 37067**	

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,

Douglas Hayes Fisher and wife, Patricia McMahon-Fisher

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

Carbine & Associates, LLC a Tennessee limited liability company

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 Units A and B on the Plat of Homes at 1928 Castleman Drive, 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 for Homes at 1928 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180807-0077402, and as amended by First Amendment in Instrument No. 20180924-0094199 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plat of Homes at 1928 Castleman Drive, as set out on Exhibit "C" to the Declarations of record in Instrument No.20180807-0077402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed Douglas Hayes Fisher and wife, Patricia McMahon-Fisher by Deed dated September 27, 1988, from Douglas H. Brown and wife, Susan F. Brown of record in Book 7667, Page 650, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan of record in Plat Book 1424, Page 36, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Plan of record in Plat Book 421, Page 118 and 119, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions for Homes at 1928 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180807-0077402, and as amended in Instrument No. 20180924-0094199 Register's Office for Davidson County, Tennessee;

4) Taxes which have been paid and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

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This is Improved (__X__) Unimproved (____) property, known as **1928 Castleman Drive, 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 **21st** day of **September, 2018.**

Douglas Hayes Fisher

Patricia McMahon-Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Douglas Hayes Fisher and Patricia McMahon-Fisher,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **September, 2018.**

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021