Box # 14
G#30048-3

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: $2,457.77 20180924-0094203	The actual consideration or value, whichever is greater, for this transfer is **$664,261.00** Affiant Subscribed and sworn to before me, this the 21st day of September, 2018. Notary Public My commission expires: (AFFIX SEAL)

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

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
Douglas Hayes Fisher **Patricia McMahon-Fisher**	New Owner	**2018 Map & Parcel 131-07-1E-00200.co**
1926 B Castleman Drive		
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 CONSIDERATIONS, 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

Douglas Hayes Fisher and wife, Patricia McMahon-Fisher

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 B on the Plan of Homes at 1926 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 of Homes at 1926 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171011-0104281, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 1926 Castleman Drive, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20171011-0104281, 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 August 11, 2017 from Barbara Tidwell, as surviving tenant by the entirety, of record in Instrument No. 20170814-0083005, 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 as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1926 Castleman Drive, a Horizontal Property Regime with Private Elements in Instrument No. 20171011-0104281, said Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions and By-laws attached as Exhibit "B" for Homes at 1926 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171011-0104281, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plan of record in Plat Book 1424, Page 36, 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.

Box # 14
G#30048-3

This is Improved (__X__) Unimproved (____) property, known as **1926 B 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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this **21st** day of **September, 2018.**

Carbine & Associates, LLC, 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 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 herself to be the **Secretary/Treasurer** of **Carbine & Associates, LLC,** the within named bargainor, a Tennessee limited liability company, and that she, 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 **21st** day of **September, 2018.**

Corylyn S. Priest
Notary Public

My Commission Expires: 7.8.2019

