31285-5

Box 14

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169946 DEEDWARR
12/04/2018 12:44:06 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20181204-0118254

State of Tennessee
County of ~~Davidson~~ RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$675,000.00**

Affiant

Subscribed and sworn to before me, this the **30th day of November, 2018.**

Notary Public

My commission expires: 4.18.21

(AFFIX SEAL)

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**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 |
|---|---|---|
| **Elizabeth G. Millsaps** | NEW OWNER | **131-033 -D-001.00co** |
| **4207 Lone Oak A** | | |
| **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

**Elizabeth G. Millsaps, an unmarried woman**

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. A 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 dated May 5, 2017 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. Attorneys Certificate of record in Instrument No. 20180905-0087965, said Register's Office.**

**(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) Dedication of Common Areas to 4207 Lone Oak Townhouse Association, of record in Instrument No. 20180919-0092685, said Register's Office.**

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

This is improved property, known as **4207 Lone Oak, Unit A, 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 **30th day** of **November, 2018.**

**Carbine & Associates, LLC, a Tennessee limited liability company**

**By:** _____
**James R. Carbine, President**

## STATE OF TENNESSEE
## COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared James R. Carbine President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself be the President of **Carbine & Associates, LLC**, the within named bargainor, a Tennessee limited liability company, and that /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 James R. Carbine as President.

Witness my hand, at office at Nashville, Tennessee, this **30th day** of **November, 2018.**

_____
**Notary Public**

**My Commission Expires:** 7.8.2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY