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Prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me this 8th day of January, 2019.

Notary Public
My commission expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 182295 **DEEDWARR**
01/10/2019 09:11:08 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00

20190110-0002605

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Carbine Development Company 621 Bradley Court Franklin, TN 37067	~~Same~~ "New Owner"	131-03-0-061

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Richard Reeder Horton, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby transfer and convey to **Carbine Development Company, a Tennessee general partnership**hereinafter called the Grantee(s) their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND situated in the 25th Council District of Davidson County, Tennessee, being the portion of the 60 foot unimproved right of way as closed by council bill no. 86-1491 and all of the reserved parcel as shown on plat book 1130, page 81, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN),

Commencing at the approximate centerline intersection of Warfield Drive and Kimbark Drive, thence in a southerly direction 260+/- to a iron rod set by Dale and Associates on the easterly radius return being The Veronicca Kaneko Cambra Revocable Trust, of record Instrument no. 20171113- 0115831, R.O.D.C., TN, also being the subject parcels northwest property corner, located at Tennessee state plane coordinate of, N:644,438.313 E:1,728,728.685 and being the point of beginning of herein described land. thence with the southerly margin of Kimbark Drive, S 82°39'11" E, passing a leaning 5/8" iron rod found at 60.37 feet at the southwest corner of Lot number 38, Colonial Heights of record in Plat book 1130, Page 102, R.O.D.C., TN, passing an 5/8" iron rod found at 199.55 feet at the southerly common corner Lots number 39 & 40, being a total distance of 204.55 feet to an iron rod set by Dale and Associates at the northwest property corner of O.I.C Westover Cottages in Instrument no. 20140730-0067970 R.O.D.C., TN; thence with said line, S 08°43'06" W, a distance of 91.00 feet to a 1/4" iron rod found at the northwest property of Westover Plantation Condo of record in Deed Book 6549, Page 344, R.O.D.C., TN; thence with said line, S 06°58'31" W, a distance of 160.30 feet to a 1/2" iron rod found at the northwest margin of Lone Oak Village Way, private road; thence with the end of said road, S 08°35'53" W, passing an concrete monument set by Wamble

& Associates at 46.01 feet, at the northwest corner of the open space of Lone Oak Village, of record in Instrument no. 20040819-00100258 R.O.D.C., TN, for a total distance of 159.38 feet to a concrete monument set by Wamble & Associates on the northerly line of the common area of Liberty Hall Subdivision of record in Plat Book 6900, Page 151, R.O.D.C., TN; thence with said line, N 82°31'18" W, a distance of 192.56 feet to a 3/4" iron rod found at the southeast corner of an abandoned 18 foot alley owned by Michael F. Mondelli, of record in Deed Book 5378, Page 648, R.O.D.C., TN; thence with said line, N 06°39'25" E, a distance of 272.09 feet to a 1/2" iron rod found at The Veronicca Kaneko Cambra Revocable Trust; thence with said line, N 06°08'18" E, a distance of 130.32 feet to a iron rod set by Dale and Associates; thence with said line and with a curve turning to the left with an arc length of 7.95 feet, with a radius of 26.70 feet, with a chord bearing of N 02°23'34" W, with a chord length of 7.92 feet to the point of beginning, having an area of 81,200.627 square feet, 1.864 acres of land more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on October 16, 2018 and is based on survey work conducted by Dale and Associates on December 1, 2017 under project number 15195;

Being the same property conveyed to William Robert Horton, Jr. and Richard Reeder Horton, by Executor's Quitclaim Deed of record in Instrument No. 20030224-0029709,
February 24, 2003, Register's Office for Davidson County, Tennessee. William Robert Horton, Jr. the conveyed his interest to to Richard Reeder Horton by Quitclaim Deed. of record in Instrument No. 20121226-0118907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Loan Oak Place of record in Plat Book 1130 Page 81, Register's Office for Davidson County, Tennessee.

2. All matters appearing on survey prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on October 16, 2018 and is based on survey work conducted by Dale and Associates on December 1, 2017 under project number 15195;

3. Subject to the Easement, recorded in Instrument No. 201812180123011 Register's Office for Davidson County, Tennessee.

4. Subject to the Easement, recorded in Instrument No. 201812180123033 Register's Office for Davidson County, Tennessee.

5. Subject to Easement retained by the Metropolitan Government as stated in the Metropolitan County Council Bill No. 086-1491 of record in the Metro County Court Clerk's Office.

6. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4145, Page 375, Register's Office for Davidson County, Tennessee.

7. Agreement regarding the right to use the 60-foot street with the right of ingress and egress from the south margin of Kimbark Drive of record in Book 2045, Page 251 and stated in Deed in Book 2045 Page 273, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1811 Kimbark 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 8th day of January, 2019.

Richard Reeder Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2019, before me personally appeared Richard Reeder Horton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of January, 2019.

Notary Signature
My commission expires: 2/25/19

AMY CROSS MARSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY