WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 201341 DEEDWARR 03/04/2019 10:16:58 AM 2 pgs Fees: $13.00 Taxes: $1,960.63 20190304-0019332	The actual consideration or value, whichever is greater, for this transfer is **$529,900.00.** Affiant Subscribed and sworn to before me, this the 28th day of February, 2019. Notary Public My commission expires: 03/03/19 (AFFIX SEAL)

SUSAN HUGHES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Brittany L. Berry	New Owner	**105-07-3-L-002.00co**
534 B Hamilton Avenue		
Nashville, TN 37203		

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

Brittany L. Berry, an unmarried woman

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 No. B on the Plan of 534 Hamilton Avenue Cottages, 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 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170511-0047073, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 534 Hamilton Avenue Cottages, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170511-0047073, 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 Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010, by Deed dated July 18, 2016, from Jerry Wayne Marr and wife, Kathy Marr of record in Instrument No. 20160719-0074001 and further conveyed to Carbine Development Company, a Tennessee general partnership by Quitclaim Deed dated February 3, 2017, from Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010 of record in Instrument No. 20170206-0012118 and further being part of the same property conveyed to Carbine & Associates, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 9, 2017, from Carbine Development Company, a Tennessee general partnership of record in Instrument No. 20170614-0059699, Register's Office for Davidson County, Tennessee.

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

1) **The Plan as shown on Exhibit "C" to the Declaration of Covenants and Restrictions, of record as shown in Instrument No. 20170511-0047073, 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 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170511-0047073, with Bylaws appended thereto as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions filed of record in said Register's Office.**

3) **All matters shown on the Map of Hamilton's Subdivision of record in Minute Book 1, Page 97, said Register's Office**

4) **Charter of 534 Hamilton Avenue Cottages Association of record in Instrument No. 20170703-0066681, said Register's Office.**

5) **Conveyance of common elements to 534 Avenue Cottages Association of record in Instrument No. 20181022-0104565, said Register's Office.**

6) **Attorney's Certificate for 534 Hamilton Avenue Cottages of record in Instrument No. 20181023-0104879, said Register's Office.**

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

This is improved property, known as: 534 B Hamilton Avenue, Nashville, TN 37203

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 its hand by its duly authorized officer this **28th** day of **February, 2019**.

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, within and for the State and County aforesaid, personally appeared **Suzanne A. Walters**, 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**, within named bargainor, **a Tennessee limited liability company**, and that she as such **Secretary/Treasurer**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by herself as such **Secretary/Treasurer.**

Witness my hand and official seal at Nashville, Tennessee, this **28th day** of **February, 2019.**

_____
Notary Public

My Commission Expires:_____



My Comm. Expires
Sept. 22, 2019