Karen Johnson Davidson County
Batch# 251256 DEEDWARR
07/02/2019 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,243.20
20190702-0064104

34887

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1941
Parcel ID: 131-02-0H-001.00-C

Property Address:
4248 Hillsboro Pike, Nashville, TN 37215

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Glenda Carbine
PO Box 150454
Nashville TN 37215

Address of New Owner:
Glenda Carbine
PO Box 150454
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **BENJAMIN HAILEY and CLAIRE HAILEY, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JAMES R. CARBINE, Trustee of SAMUEL HARVE CARBINE 2009 IRREVOCABLE TRUST AGREEMENT u/a dated April 21, 2009 and GLENDA M. CARBINE, Trustee of ACH PRESERVATION TRUST u/a dated June 26, 2019, as tenants in common,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being a certain condominium Apartment in Davidson County, Tennessee, being Unit No. 4248, on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property regime, Created Under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as Established by a Master Deed for Hillsboro Quarters Condominiums, of Record Under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, in Instrument No. 20050110-0003192, and in Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, including without Limitation the By-Laws appended thereto and amendment to By-Laws of record in Instrument No. 20070905-0106403, said Register's Office, together with Undivided Percentage Interest in the Common Elements Appurtenant to said Unit, as set forth in said Master Deed, Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for Placement of Units and Parking Spaces as shown on Exhibit "E" to the Master Deed of Record under Instrument No. 20040421-0045569 and amended in Instrument No. 20040511-0054050, said Register's Office, for a more complete Identification and Description of Such Unit.

Being the same property conveyed to BENJAMIN HAILEY and CLAIRE HAILEY, husband and wife by Deed dated June 5, 2015 from MATTHEW L. WHITLEY and ANNA LORA WHITLEY, husband and wife, recorded July 30, 2015, in Instrument Number 20150730-0075182, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 4248 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 547, pages 85 & 86, Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums of record in Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Instrument No. 20040330-0035515, Registers office for Davidson County, Tennessee.

5. Quitclaim Deed conveying the common areas of record in Instrument Number 20061229-0161137 and Instrument Number 20041230-0155026, in the Register's Office for Davidson County, Tennessee.

6. Perpetual Easement for Highway Purposes of record in Book 4426, page 398, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20040526-0061600, Register's Office for Davidson County, Tennessee.

8. Easements granted to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage as contained in Book 4041, page 9, Register's Office for Davidson County, Tennessee.

9. Storm water detention agreement as contained in Book 20030530-0073121, Register's Office for Davidson County, Tennessee

10. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28th day of June, 2019.

BENJAMIN HAILEY

CLAIRE HAILEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named BENJAMIN HAILEY and CLAIRE HAILEY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28th day of June, 2019.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $336,000.00.

Affiant

SWORN TO and subscribed before me on this 28th day of June, 2019.

Notary Public

My Commission Expires:
October 7, 2019



201907020064104

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

