G#31914-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 268821 DEEDWARR
08/08/2019 03:30:52 PM 2 pgs
Fees: $13.00 Taxes: $2,321.75

20190808-0079191

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$627,500.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2019.

Notary Public

My commission expires: 4/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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
Jeremy Milose and Kenneth Halters	**SWBC Mortgage Corporation**	**092 09 3 E 001 00 CO**
1407 57th Ave N	**9311 San Pedro #100**	
N/T 37209	**San Antonio, TX 78216**	

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,

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Jeremy Milose, an unmarried man, and Kenneth Halters, a married man, as tenants in common

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. 1 on the Plan of 36th Avenue North 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 for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, and amended in Instrument No. 20190207-0011617, and in Instrument No. 20190521-0047858, and Attorney's Certificate of record in Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 36th Avenue North Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20170427-0041368, 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 March 13, 2017, from Green Light Real Estate Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170314-0024890, 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 as set out on Exhibit "C" to the Declarations, of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in as aforementioned, said Register's Office;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CR-19-400

3) Charter of 36th Avenue North Townhouse Association of record in Instrument No. 20170703-0066646, said Register's Office;

4) All matters as shown on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee;

5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161230-0137347, said Register's Office;

6) Boundary Line Agreement and Declaration of Easement of record in Instrument No. 20180420-0037244, Register's Office for Davidson County, Tennessee; and,

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

This is improved property, known as: **400 36th Avenue North, Nashville, TN 37209**.

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 2nd day of August, 2019.

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,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to 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 2nd day of **August, 2019.**

Katherine Goodson
Notary Public

My Commission Expires: Jan. 3, 2023