Karen Johnson Davidson County
Batch# 274874 DEEDWARR
08/21/2019 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20190821-0084168

G#31889-2

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$620,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 19th day of August, 2019.<br><br>Notary Public<br>My commission expires:<br>(AFFIX SEAL) |
|---|---|

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**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 |
|---|---|---|
| **Gregory Mauldin** | RBC BANK | **092 09 3 E 002 00 CO** |
| **58 Balancing Rock Drive** | 8081 ARCO CORPORATE DR | |
| **Holliston, MA 01746** | RALEIGH, NC 27617 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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

**Gregory Mauldin, a single man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIR AND/OR 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. 2 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;**

**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: **402 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 19th 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 19th day of **August, 2019.**

Katherine Goodson
**Notary Public**

**My Commission Expires:** Jan. 3, 2023

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

