Karen Johnson Davidson County
Batch# 300633 DEEDWARR
10/14/2019 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,714.80
20191014-0105107

32531-5 Box 14

WARRANTY DEED

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,004,000.00.**

Affiant

Subscribed and sworn to before me, this the **11th** day of **October, 2019.**

Notary Public

My commission expires: May 9, 2021
(AFFIX SEAL)

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
Adam D. Molnar and Christine E. Griffith		131-07-1-I-001.00co
1928 A Castleman Drive	NEW OWNER	
Nashville, TN 37215		

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

Adam Molnar and Christine Griffith, husband and wife

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 A on the Plat of Homes at 1928 Castleman Drive, 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 Homes at 1928 Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180807-0077402, and as amended by First Amendment in Instrument No. 20180924-0094199, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plat of Homes at 1928 Castleman Drive, as set out on Exhibit "C" to the Declarations of record in Instrument No.20180807-0077402, 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 September 21, 2018, from Douglas Hayes Fisher and wife, Patricia McMahon-Fisher, of record in Instrument No. 20181015-0101631, 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" of the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20180807-0077402, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Charter of 1928 Castleman Drive Townhouse Corporation of record in Instrument No. 20181011-0100761, said Register's Office.

(3) The Plan of record in Plat Book 1424, Page 36, said Register's Office,

(4) All matters shown on the Plan of record in Plat Book 421, Page 118 and 119, said Register's Office,

(5) Declaration of Covenants, Conditions and Restrictions for Homes at 1928 Castleman Drive, a Horizontal Property Regime with Private Elements and ByLaws appended thereto as Exhibit "B", of record in Instrument No. 20180807-0077402, and as amended in Instrument No..20180924-0094199 and Attorney's Certificate of record in Instrument No. 20181023-0105072, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as **1928 A Castleman 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 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 my/our hand(s) this **11th** day of **October, 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, President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the **President** of **Carbine & Associates, LLC**, the within named bargainor, a Tennessee limited liability company, and that s/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 **11th** day of **October, 2019.**

_____
Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/20

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)