33004-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 378821 DEEDWARR
03/27/2020 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,776.22
20200327-0033544

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,020,600.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of **March, 2020.**

Notary Public

My commission expires:
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 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
Paul William Bryant and Robin Gayle Bryant	F&M Bank	**131-04-0-H-001-00co**
1200 Parkview Circle	10 Cadillac Drive, Suite 100	
Nashville, TN 37204	Brentwood, TN 37027	

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

Paul William Bryant and Robin Gayle Bryant, 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 No. 1200 on the Plan of Homes at 1200 & 1202 Parkview Circle, 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 Homes at 1200 & 1202 Parkview Circle, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181023-0104758, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 1200 & 1202 Parkview Circle, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20191008-0102774, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit. Attorneys Certificate of record in Instrument No. 20191030-0111406, said Register's Office.

BEING part of the same property conveyed to Carbine Company, Inc., an Alabama Corporation by Warranty Deed dated June 20, 2018 from Mark E. Turcotte and Lauren Wright Turcotte, of record in Instrument No. 20180621-0059745, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Carbine & Associates by Quitclaim Deed dated March 12, 2020 from Carbine Company, Inc., an Alabama Corporation, of record in Instrument No. 20200313-0028062, said Register's Office.

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

1. **The Plan as shown on Exhibit "C" to the Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190110-0002612, and further amended in Instrument No. 20191008-0102774,Register's Office for Davidson County, Tennessee.**

2. **Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of Homes at 1200 & 1202 Parkview Circle, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181023-0104758, amended in Instrument No. 20190110-0002612, in Instrument No. 20191008-0102774 and in Attorney's Certificate in Instrument No. 20191030-0111406, Register's Office for Davidson County, Tennessee.**

3. **Charter of 1200 & 1202 Parkview Circle Townhouse Corporation of record in Instrument No. 20181213-0121257, said Register's Office.**

4. **All matters shown on Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee.**

5. **Restrictive Covenant for Detached Structure of record in Instrument No. 20130530-0054661, Register's Office for Davidson County, Tennessee.**

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

This is improved property, known as **1200 Parkview Circle, Nashville, TN 37204**

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 **27th** day of **March, 2020.**

Carbine & Associates, LLC, a Tennessee limited liability company

By: Sec/Treas.
Suzanne A. Walters, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Suzanne A. Walters, Secretary/Treasurer** 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 **Secretary/Treasurer** 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 **Suzanne A. Walters** as **Secretary/Treasurer.**

Witness my hand, at office at Nashville, Tennessee, this **27th** day of **March, 2020.**

Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/20

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020