33041-3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 388541 DEEDWARR
04/20/2020 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,776.22
20200420-0041144

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 **14th** day of **April, 2020.**

Notary Public

My commission expires: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Drew M. Caplin, et ux		131-04-0-H-002-00co
1202 Parkview Circle	Same as New Owner	
Nashville, TN 37204		

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

Drew M. Caplin and Britni H. Caplin, 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. 1202 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, amended in Instrument No. 20190110-0002612, and further amended in Instrument No. 20191008-0102774, 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 Amendment to the Declaration of record in Instrument No. 20190110-0002612, and further amended 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 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; and further conveyed to Carbine & Associates, LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 12, 2020, of record in Instrument No. 20200313-0028069.

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

1. **The Plan as set out 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 the plan of record in 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 **1202 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 **14th** day of **April, 2020.**

Carbine & Associates, LLC, a Tennessee limited liability company

By: _____
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 **14th** day of **April, 2020.**

_____
Notary Public

ANTHONY SHIPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires September 20, 2023

My Commission Expires: 9/20/23

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

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

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner