35158-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 787079 DEEDWARR
01/11/2022 11:50:12 AM 2 pgs
Fees: $13.00 Taxes: $8,060.80

20220111-0003398

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,184,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2022.

Notary Public

My commission expires: 1-24-2024

(AFFIX SEAL)

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

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
Father Ryan High School, Inc.	**"New Owner(s)"**	**132-03-0-002**
700 Norwood Dr.		
Nashville, TN 37204-3513		

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, I,

James R. Carbine, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Father Ryan High School, Inc., a Tennessee corporation

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 Lot No. 1 on the Plan of Mrs. W.G. Kennon's Subdivision of part of the 36.3 acre tract of John Thompson Estate, of record in Book 1130, Page 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to James R. Carbine by Deed dated October 9, 2013, from Citibank N.A., as Trustee of record in Instrument No. 20031022-0156513 and further conveyed to Dewanda H. Carbine, married by Quitclaim Deed dated October 22, 2004 from James R. Carbine for record in Instrument No. 20041028-0129775, Register's Office for Davidson County, Tennessee. James Ronald Carbine and Dewanda Hanback Carbine having since divorced by Final Decree of Divorce, dated October 30, 2018, of record in Case No. 15D-1946, Fourth Circuit Court for Davidson County, Tennessee. Said property was further conveyed to James R. Carbine, unmarried by Quitclaim Deed dated July 30, 2021, from Dewanda H. Carbine, unmarried, of record in Instrument No. 20210803-0104030, said Register's Office. James R. Carbine being one in the same person as James Ronald Carbine. Dewanda H. Carbine being one and the same as Dewanda Hanback Carbine.

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

1. **The Plan of record in Plat Book 1130, Page 6, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7650, Page 665, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenants contained in instrument of record in Book 1258, Page 522, Register's Office for Davidson County, Tennessee.**
4. **Taxes for the current year, which have been prorated and paid by Grantor(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **4040 Franklin Pike, Nashville, Tennessee 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 **6th** day of **January, 2022.**

James R. Carbine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **James R. Carbine,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **January, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24