34040-4D
Box #14

SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1107439
03/05/2024 09:24:33 AM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARRSP
2 pgs

20240305-0015170

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$950,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2024.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Carbine & Associates, LLC	**"NEW OWNER"**	**131-03-3F-005.00co & 131-03-3F-006.00co**
7105 Crossroads Blvd., Ste 104		
Brentwood, TN 37027		

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 Development Company, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, HIS 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 Nos. 5 & 6 on the Plan of The Enclave at Kimbark, 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 The Enclave at Kimbark, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200227-0022145, as amended in Instrument No. 20211203-0160359, and see Attorneys Certificate of record in Instrument No. 20220103-0000471, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plan of The Enclave at Kimbark shown on Exhibit "C" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20211203-0160359, 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 Development Company, a Tennessee general partnership by Deed dated January 8, 2019, from Richard Reeder Horton, an unmarried man of record in Instrument No. 20190110-0002605, said 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" to the First Amendment to the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20211203-0160359, said Register's Office.**

2) **Declaration of Covenants, Conditions and Restrictions for The Enclave at Kimbark, of record in Instrument No. 20200227-0022145, as amended in Instrument No. 20211203-0160359, with By-Laws appended thereto as Exhibit "B", and see Attorney's Certificate of record in Instrument No. 20220103-0000471, said Register's Office.**

3) **Charter of The Enclave at Kimbark Corporation of record in Instrument No. 20200318-0029819, said Register's Office.**

4) **Subject to all matters as shown on the Final Plat of 1st Revision to the Reserved Parcel & Proposed Street on the Map of Loan Oak Subdivision Consolidation of record in Instrument No. 20230607-0043297, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

5) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20190919-0095452, said Register's Office.**

6) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200811-0089401, said Register's Office.**

7) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4145, Page 375, said Register's Office.**

8) **Agreement regarding the right to use the 60-foot street with the right of ingress and egress from the south margin of Kimbark Drive of record in Book 2045,Page 251 and stated in Deed in Book 2045 Page 273, said Register's Office.**

9) **Easement retained by the Metropolitan Government as stated in the Metropolitan County Council Bill No. 086-1491 of record in the Metro County Court Clerk's Office.**

10) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181218-0123011, said Register's Office.**

11) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20181218-0123033, said Register's Office.**

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

This is improved property, known as 1813 and 1815 Kimbark Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 4th day of March, 2024.

Carbine Development Company, a Tennessee general partnership

BY: _____
James R. Carbine, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, 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 a **partner** of **Carbine Development Company**, within named bargainor, a **Tennessee general partnership**, and that he as such a **partner**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **general partnership** by himself as such a **partner.**

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **March, 2024**.

_____
Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY