Davidson County DEEDWARR
Recvd: 01/31/08 12:19 2 pg
Fees:13.00 Taxes:92.50
20080131-0010021

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Alexander Friedmann	Same	Map: 133
5341 Mt. View Rd. #130		Parcel: 160A19100CO
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

BEN D. STONER AND WIFE YVONNE STONER

hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

ALEXANDER FRIEDMANN, UNMARRIED

hereinafter called the GRANTEE, his heirs and assigns, a certain condominium unit in Davidson County, State of Tennessee, described as follows, to wit:

Unit O-15, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-107, et seq. of the Tennessee Code Annotated and the Bylaws of the administration thereof all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 6400, page 801; Book 9397, page 814; Book 9723, page 68; and Book 10111, page 301, said Register's Office.

This conveyance is subject to 2008 property taxes; the aforesaid Master Deed, ByLaws and plat; and is also subject to the Covenants, Conditions and Restrictions for Barcelona Condominiums as set forth in the Charter of Barcelona Condominium Homeowner's Association, of record in Book 6400, page 581, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ben D. Stoner and wife Yvonne Stoner by deed from W.R. Mitchell and wife Mary E. Mitchell of record in Instrument no. ~~20000020076180~~, Register's Office for Davidson County, Tennessee. 20000802007618O -AF

This is improved property known as Unit O-15, Harding Glen Condominiums, 270 Tampa Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit

to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 31st day of January, 2008.

BEN D. STONER

YVONNE STONER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben D. Stoner and Yvonne Stoner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of January 2008.

NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00.

Sworn to and subscribed before me this 31st day of January, 2008.

NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 24, 2008