WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/11 10:41 2 pgs
Fees:13.00 Taxes:34.23
20110426-0031756

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$9,250.00.**

Affiant

Subscribed and sworn to before me this 18th day of April, 2011.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kudzu Real Estate, Inc	SAME	133-16-0-A-095.00CO
2020 Fieldstone Pkwy, Ste 900-203		
Franklin, TN 37069	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charisse Claiborne**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kudzu Real Estate, Inc**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit H-12 of Barcelona Condominium created under Title 65, Chapter 27, Section 101, et seq. as amended , Tennessee Code Annotated as established by a Master Deed, of record in Book 4600, page 801, Amended to change name to Harding Glen Condominium, of record in Book 11509, page 965, further amended in Instrument Number 20070926-0114999, 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 of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee, for a more complete description of said Unit.

Being the same property conveyed to Charisse Claiborne, by Substitute Trustee's Deed from David G. Mangrum, Substitute Trustee, on March 25, 2011, of record in Instrument Number 20110325-0023123, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10053, page 819; and Instrument Number 20010329-0030288, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6400, page 801, as amended in Book 11509, page 965, and further amended in Instrument Number 20070926-0114999, Register's Office for Davidson County, Tennessee.

This is improved property known as: **270 Tampa Drive, Unit H-12, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 18, 2011.

4/18/11
Charisse Claiborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charisse Claiborne** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 18, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY