WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120078531 DEEDWARR
Recvd: 10/16/12 11:04 2 pgs
Fees:13.00 Taxes:66.60
20121016-0094729

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: March 18, 2015
(AFFIX SEAL)

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kanya Partnership	Kanya Partnership	133160A04100C0
(NAME)	(NAME)	
1205 BEALE MEADE BLVD	Same	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37205	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lillian Saldarreaga, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kanya Partnership, a Tennessee general partnership comprised of Kanya Raja., and Jack E. Gritton as Trustee with full right and authority to convey, mortgage, lease, transfer and sale 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 E-7, Barcelona Condominiums (NOW HARDING GLEN CONDOMINIUMS) as established under exhibit A-2 of Master Deed of record in Book 6400, Page 801, Amended in Book 9397, Page 814, Book 11509, Page 965 and Instrument No. 20070926-00114999 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to LILLIAN SALDARREAGA by Special Warranty Deed dated July 27, 2012 from EVELYN PARKHURST and DIANNA PLODZIN of record in Instrument No. 20120815-0073070 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 270 Tampa Drive Unit E-7, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 18th day of September, 2012.

Lillyan Saldarreaga
Lillian Saldarreaga

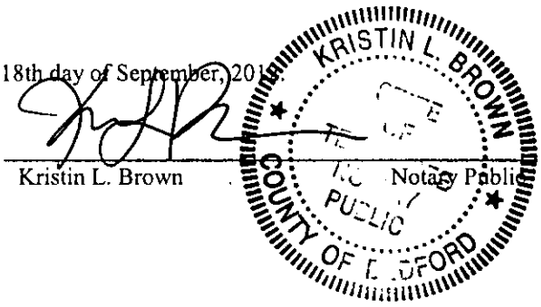
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 18 day of September, 2012, before me personally appeared Lillian Saldarreaga , to me known or who proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 18th day of September, 2012.

Commission expires: March 10, 2015



Kristin L. Brown Notary Public