BILL GARRETT, Davidson County
Trans:T20130036887 DEEDWARR
Recvd: 05/03/13 09:34 2 pgs
Fees:13.00 Taxes:37.00

20130503-0044707

THIS INSTRUMENT PREPARED BY: **William T. Smith, Esq.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $10,000.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2013. Notary Public My commission expires: 8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kudzu Real Estate Inc. 203 Point East Dr. Nashville, TN 37216	Same	133 16 0A 167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOLORES S. CRAWLEY**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey all of her right, title and interest in and to the subject property to **KUDZU REAL ESTATE INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit M-2, of Barcelona Condominium, now known as Harding Glen Condominium pursuant to that Name Change Amendment to Master Deed for Barcelona Condominium of record in Book 11509, page 965, Register's Office for Davidson County, Tennessee, 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, as amended in Book 9397, page 814 and Book 11509, page 965, 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 said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Dolores S. Crawley by deed from Barcelona Associates, a joint venture, of record in Book 6448, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013 and subsequent years, a lien, but not yet due and payable.

2. All matters of record in Plat Book 5200, page 410, Register's Office for Davidson County, Tennessee.

3. Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422, and in Instrument No. 20030624-0086638, Register's Office for Davidson County, Tennessee.

4. Amended and Restated Rules and Regulations of record in Book 6400, page 581, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowner's Association of record in Book 6400, page 581, Register's Office for Davidson County, Tennessee.

6. Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Master Deed, Covenants, Conditions, Restrictions and By-Laws recorded in Book 6400, page 801; as amended in Book 9397, page 814; Book 11509, page 965; Instrument No. 20070926-0114999; Book 6400, page 844; as amended in Book 9723, page 68; and Book 11509, page 966.

This is improved property known as: **Unit M-2, Harding Glen Condominium, 270 Tampa Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of May, 2013.

Dolores S. Crawley

Dolores S. Crawley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dolores S. Crawley, unmarried**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of May, 2013.

Linda Turner Ray

Notary Public

LINDA TURNER RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/6/14