WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054546 DEEDWARR
Recvd: 06/27/13 11:50 2 pgs
Fees:13.00 Taxes:42.74
20130627-0066124

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,550.00

Leonard Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: March 10, 2015
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard Lewis	Leonard Lewis	133160A04100CO
1275 (NAME) Oakwood Rd ~~270 Tampa Dr., Unit E-7~~	(NAME) ~~270 Tampa Dr., Unit E-7~~	
(ADDRESS) Joelton, TN 37080 ~~Nashville, TN~~	(ADDRESS) ~~Nashville, TN~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, 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 Grantors, have bargained and sold, and by these presents do transfer and convey unto Leonard Lewis, 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 Kanya Partnership, a Tennessee general partnership composed of Kanya Raja and Jack E. Gritton, as Trustee with full right and authority to convey, lease, mortgage, transfer, and sale by Warranty Deed from Lillian Saldarreaga dated September 18, 2012 and appearing of record in Instrument Number 20121016-0094729, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 270 Tampa Dr., Unit E-7, Nashville, TN
(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 24th day of June, 2013.

KANYA PARTNERSHIP

Kanya Raja
Partner

Jack E. Gritton
Trustee

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Jack E. Gritton** and **Kanya Raja**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partner(s) of **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**, the within named bargainor, a partnership, and they as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s).

WITNESS my hand and seal this 24th day of June, 2013.

My Commission Expires:
March 10, 2015

Notary Public, Kristin Brown

