BILL GARRETT, Davidson County
Trans:T20140038295 DEEDWARR
Recvd: 06/02/14 13:19 2 pgs
Fees:13.00 Taxes:148.00
20140602-0047245

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Sara Aldana	Owner	133-16-A-61CO
270 Tampa Dr., Unit E-11		
Nashville, TN 37211		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $40,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2014.

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

****

FOR AND IN CONSIDERATION of Nine Thousand & No/100 Dollars ($9,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **WALLACE R. CLARY AND SUSIE H. CLARY** ("Grantors") by these presents do hereby transfer, sell and convey to, **SARA ALDANA** ("Grantee"), her heirs and assigns, all their interest, right and title in and to a certain condominium unit located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, being Unit E-11 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, and Book 11509, pages 965 & 966, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Wallace R. Clary and wife, Susie H. Clary, by Deed from Dennis R. Wylie and Lydia O. Wylie, Co-Trustees, under the Wylie Family Trust dated July 28, 2000, of record in Instrument No. 20070821-0099869, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record as Exhibit A-2 of the Master Deed and real property taxes for 2014.

This is improved property known as 270 Tampa Drive, Unit E-11, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, her heirs and assigns, forever.

AND Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 23rd day of May, 2014.

GRANTORS:

Wallace R. Clary

Wallace R. Clary

Susie H Clary

Susie H. Clary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace R. Clary and wife, Susie H. Clary**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2014.

R. Francene Kavin

Notary Public

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY