26869-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006021 DEEDWARR
Recvd: 01/26/15 09:33 2 pgs
Fees:13.00 Taxes:142.45
20150126-0007125

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Micah G. Robinson	New Owner	Map 133-16-0-A Parcel 041.00CO
270 Tampa Drive, Unit E-7		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Leonard Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micah G. Robinson

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 No. E-7, Harding Glen Condominiums (f/k/a Barcelona Condominiums) as established and shown on Exhibit A-2 of the 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 for 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 Leonard Lewis by Deed from 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, dated June 27, 2013, of record in Instrument No. 20130627-0066124, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor.

This conveyance is made subject to the following:
(1) The Plan of record as shown in Book 5200, page 410, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding Glen Condominiums (formerly known as Barcelona Condominiums) of record in Book 6400, page 801, as amended in Book 9397, page 814, and name change of condominium of record in Book 11509, page 965, and Master Deed further amended in Instrument No. 20010329-003288, and in Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee.
(3) By-Laws of Harding Glen (formerly known as Barcelona Condominiums) Homeowners' Association, Inc. of record in Book 6400, page 844, amended in Book 9723, page 68, name change of record in Book 11509, page 966, Register's Office for Davidson County, Tennessee.

(4) Charter of Homeowners' Association, Inc. of record in Book. 6400, page 581, Register's Office for Davidson County, Tennessee. (5) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104727, said Register's Office.
(6) Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422; amended in Instrument No. 20030624-0086638, said Register's Office.
(7) Taxes for 2015 a lien, not yet due and payable, which have been assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **270 Tampa Drive, Unit E-7, Nashville, TN 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 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/our hand(s) this **22nd** day of **January, 2015.**

Leonard Lewis

Leonard Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Leonard Lewis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **January, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____