Davidson County DEEDWARR
Recvd: 01/28/15 15:45 3 pgs
Fees:18.00 Taxes:1483.70
20150128-0008278

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OFSumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
SafeOak LLC	Same	133 16 0A 019.00 (D-1)
(NAME) 112 Cimmaron Drive	(NAME)	031.00(D-2), 023.00 (D-4) 034.00(D-9)055.00(E-29), 077.00(G-15),101.00(H-2), 093.00(H-4),105.00(H-10),
(ADDRESS) TN Goodlettsville 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred One Thousand And No/100 Dollars ($401,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CNK, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SafeOak LLC**, 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:
For Property: 270 Tampa Drive, Nashville, TN 37211
Located in Davidson County, Tennessee, and described as follows:

Being Units D-1, D-2, D-4, D-9, E-29, G-15, H-2, H-4, H-10, H-19, J-1, J-2, J-3, J-4, J-5, J-7, J-8, J-9, J-10, J-11, J-13, J-14, J-16, J-17, K-5, K-9, K-15, M-7, M-24, M-25, M-29, O-8 and O-16 of Harding Glen (formerly Barcelona) Condominiums created under Chapter 66, Title 27, Sections 101 et seq, as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814, Book 11509, Page 965, Book 11509, Page 966 and Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Glen (formerly Barcelona) Condominiums of record in Book 6400, Page 839, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

**M&P:099.00(H-19)109.00(J-1),121.00(J-2),122.00 (J-3),113.00 (J-4), 114.00 (J-5), 111.00 (J-7), 123.00 (J-8),124.00 (J-9),125.00 (J-10),126.00 (J-11),116.00 (J-13), 116.00 (J-13), 117.00 (J-14), 112.00 (J-16), 127.00 (J-17), 134.00 (K-5),144.00 (K-9),138.00 (K-15), 152.00 (M-7), 161.00 (M-24),162.00 (M-25)165.00 (M-29),196.00 (O-8),192.00 (O-16)

File Number: MAI-142711

Being a part of the same property conveyed to Mike Cunningham, unmarried by Warranty Deed from Leland D. Watts, aka Leland Watts, married dated December 8, 2008 and recorded December 9, 2008 as Instrument No. 20081209-0118798, in said Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Volunteer State Bank by Substitute Trustee's Deed from Byron M. Gill, Substitute Trustee dated April 1, 2013 and recorded April 2, 2013 as Instrument No. 20130402-0032497 pursuant to a foreclosed Deed of Trust dated June 21, 2010 and recorded as Instrument No. 20100622-0048602 by Mike Cunningham aka James Michael Cunningham, in said Register's Office for Davidson County, Tennessee.

Further being a part of the same property conveyed to CNK, LLC, a Tennessee limited liability company by Special Warranty Deed from Volunteer State Bank dated March 31, 2014 and recorded April 9, 2014 as Instrument No. 20140409-0029491, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 270 Tampa Drive, 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, 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, has 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 our hands this 23rd day of January, 2015.

CNK, LLC

BY: _____
James J. Stevens, Member

_____
Mary Elizabeth Stevens, Member

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James J. Stevens and Mary Elizabeth Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members, and are authorized to execute the instrument on behalf of CNK, LLC, the within named bargainor, and that he/she as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Members.

Witness my hand and official seal, this the 23rd of January, 2015.

Cheryl M Rodgers

Notary Public

My Commission Expires:

1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018