ADDRESS NEW OWNERS and
SEND TAX BILLS:

SAFE OAK, LLC
112 Cimmaron Drive
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
133 - 16 - A - 151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **CARL E. SCHLITT,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **SAFE OAK, LLC,** hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. M-16 on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; 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 Condominiums as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Carl E. Schlitt, married, from Kudzu Real Estate, Inc. by deed recorded November 5, 2007 in Instrument No. 20071105-0130315, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 270 Tampa Drive, M-16, Nashville, Tennessee 37211.

This is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20150010932 DEEDWARR
Recvd: 02/12/15 08:45 2 pgs
Fees:13.00 Taxes:70.30
20150212-0012860

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 6TH day of February, 2015.

CARL E. SCHLITT

STATE OF Tennessee
COUNTY OF Henderson

Personally appeared before me, the undersigned Notary Public of said county, CARL E. SCHLITT, the within named bargainor 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 at office this 6th day of February, 2015.

Melissa Hartle
NOTARY PUBLIC

My Commission Expires: 1-27-19

MELISSA HARTLE
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $19,000.00.

AFFIANT

Subscribed to and sworn before me, this the 9 day of February, 2015.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-18-16

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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