Davidson County DEEDWARR
Recvd: 06/30/15 10:04 3 pgs
Fees:18.00 Taxes:55.50
20150630-0062799

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hany Habib
270 Tampa Drive D# 19
Nashville, TN 37211

MORTGAGEE:
None

SEND TAX BILLS:
Owner

MAP-PARCEL:
MAP 133 16 0A
PARCEL 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David P. Russell and wife, Joanne Russell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hany Habib,** 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 D-19 as shown on the map entitled Barcelona Condominium n/k/a Harding Glen Condominium, of record in Plat Book 6400, page 801, as amended of record in Book 11509, page 965, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Russell and Joanne Russell by Warranty Deed from James Landshof dated March 25, 2008, filed of record in Instrument No. 20080331-0031758, Register's Office for Davidson County, Tennessee.

David Russell executed this instrument on behalf of Joanne Russell pursuant to a Power of Attorney which is being placed of record concurrently herewith.
David Russell and David P. Russell are one and the same person.

Said property is being conveyed "AS IS, WHERE IS."

20150630-0062798

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6400, page 801, amendment in Book 9397, page 814, Name change amendment (to Harding Glen Condominium HOA, Inc) in Book 11509, page 965, amended and restated rules and regulations in Instrument No. 20010329-0030288 and amendment to Master Deed in Instrument No. 20070926-0114999; easement to Comcast of Nashville I LLC of record in Instrument No. 20121114-0104727; Mutual Reciprocal easement of record in Bok 5868, page 422, amended in Instrument No. 20030624-0086638; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6400, Page 801, Register's Office, Davidson, County, Tennessee.

This is improved property known as 270 Tampa Drive D# 19 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, 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 our hands this June 15, 2015.

David P. Russell

Joanne Russell
By: David Russell, Attorney-in-Fact

David Russell, Attorney in fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Russell, as Attorney-in-Fact for Joanne Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this June 15, 2015.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Russell, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

AFFIANT

Subscribed and sworn to before me this June 15, 2015.

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 11-6-17

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

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE