BILL GARRETT, Davidson County
Trans: T20150053659 DEEDWARR
Recvd: 07/02/15 13:56 2 pgs
Fees: 13.00 Taxes: 74.00
20150702-0064399

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSIE FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Aclis 270 Tampa Dr., Unit D-12 Antioch, TN 37013	New Owner	133-16--0-A-25.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Amanullah Kwaga aka Amanullah Khwaga, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David Aclis, unmarried

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:

Being Unit No. D-12 of Barcelona Condominiums, created under Title 66, Chapter 27, section 101, et.seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6400, Page 801, and amended in Book 11509, Page 965, changing the name to Harding Glen Condominiums, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit set forth in Exhibit A-1, of said Master Deed. Reference is made to the Plat of Barcelona Condominiums of record in Book 6400, Page 801, Plat amended to change name to Harding Glen Condominiums in Book 11509, Page 965, and Instrument Number 20070926-0114999, said Register's Office, for a more complete identification and description of said units.

Being the same property conveyed to Amanullah Khwaga by Deed from Joseph Kelley, a single person dated September 28, 2001 of record in Instrument Number 20011004-0107778, Register's Office for Davidson County, Tennessee. The previous Deed of record erroneously spelled the Grantor's name as Amanullah Khwaga. The correct spelling is Amanullah Kwaga.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6400, Page 801, Plat amended to change name to Harding Glen Condominiums in Book 11509, Page 965, and Instrument Number 20070926-0114999, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book MD 6400, Page 801, amended in Book 11509, Page 965, amended in Instrument #20070926-0114999, ByLaws in Book 6400, Page 844, amended in Book 9723, Page 68 and Book 11509, Page 966, appointment of Successor Trustee in Book 7473, Page 975, Book 9474, Page 131 and Book 10111, Page 301, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement for Utility/Drainage to Metro of record in Book 5200, Page 410, said Register's Office.
5) Property is subject to Reciprocal Easements to the HOA Association of record in Book 5868, Page 422, and Instrument #20030624-0086638, said Register's Office.
6) Property is subject to an Easement for Broadband Communications to Comcast of record in Instrument #20121114-0104727, said Register's Office.
7) Property is subject to the amended and restated Rules and Regulations of record in Instrument #20010329-0030288, said Register's Office.
8) Property is subject to the Charter for the Barcelona Condo Association of record in Book 6400, Page 581, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **270 Tampa Drive, Unit D-12, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 30th day of June, 2015.

Amanullah Kwaga

Amanullah Kwaga

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Amanullah Kwaga, with whom I am personally acquainted, (or who 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 30th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076