WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150066579 DEEDWARR
Recvd: 08/11/15 09:02 2 pgs
Fees: 13.00 Taxes: 74.00

20150811-0080101

Y-PJ-15-270

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 6th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jahed Kamal	new owner	
(NAME)	(NAME)	**133-16-0A-203.00-CO**
270 Tampa Drive, Unit P-3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REGINALD STINSON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAHED KAMAL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. P-3 on the Plan 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, 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 Condominium, of record in Book 6400, Page 839, said Register's Office, for a more complete identification and description.

Being the same property conveyed to Lois Jean Bishop by Tennessee Special Warranty deed from Federal Deposit Insurance Corporation ("FDIC"), acting in its capacity as Receiver for: Metropolitan Federal Savings and Loan Association, F.A. of record in Book 10059, page 385, Register's Office for Davidson County, Tennessee, dated May 13, 1996 and recorded on May 23, 1996.
Being the same property conveyed to Reginald Stinson by Warranty deed from Lois Jean Bishop, unmarried of record in Instrument No. 20140822-0076568 Register's Office for Davidson County, Tennessee, dated August 12, 2014 and recorded on August 22, 2014. Said property was never used as grantor's marital residence.

This conveyance is subject to:
- Taxes for the year 2015.
- Master Deed establishing a Horizontal Property Regime of Barcelona Condominiums of record in Book 6400, Page 801, now known as Harding Glen Condominium by Deed of record in Book 11509, page 965, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6400, Page 844, as amended in Book 9723, page 68 and Book 11509, page 966, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6400, Page 581, in the Register's Office for Davidson County, Tennessee.
- Harding Glen Condominium Amended and Restated Rules & Regulations of record in Instrument Number 20010329-0030288, in the Register's Office for Davidson County, Tennessee.
- Declaration of Mutual Reciprocal Easements of record in Book 5868, Page 422 and amended in Instrument No. 20030624-0086638, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **270 Tampa Drive, Unit P-3, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF AUGUST, 2015.

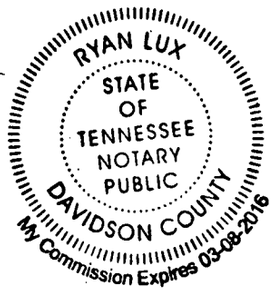
Reginald Stinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINALD STINSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212