WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1486

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1486

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amy Nguyen 216 Circle View Drive Franklin, TN 37067	NEW OWNER	133-16-A-180.00

BILL GARRETT, Davidson County
Trans:T20160030671 DEEDWARR
Recvd: 04/15/16 09:43 2 pgs
Fees:13.00 Taxes:111.00
20160415-0036143

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2016.

Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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, **Adeel and Sams Rentals, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy Nguyen,** 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 a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. N-2, of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 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; Book 11509, Page 965 and in Instrument No. 20070926-0114999, 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 as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being a portion of the property conveyed to Adeel & Sams Rentals, LLC by Warranty Deed from Dien Ngoc Nguyen, unmarried, dated August 21, 2015, recorded August 26, 2015, of record in Instrument No. 20150826-0086266, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Dien Ngoc Nguyen, unmarried by Warranty Deed from Leland D. Watts, married, dated December 3, 2014, recorded December 4, 2014, of record in Instrument No. 20141204-0111100, said Register's Office, and further, being the same property conveyed to Leland D. Watts, married by Warranty Deed dated September 8, 2003, recorded September 23, 2003, of record in Instrument No. 20030923-0140941, as Re-Recorded in Instrument No. 20031124-0170554, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **270 Tampa Drive, N2, Nashville, TN 37211**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 on the **13th** day of **April, 2016**.

Adeel and Sams Rentals, LLC

By: _____
Adeel Mohammad, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Adeel Mohammad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member Manager** of **Adeel and Sams Rentals, LLC,** the within named bargainor, a limited liability company, and that he/she as such **Member Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Adeel Sams Rentals, LLC by him/herself as **Member Manager**.

Witness my hand and Official Seal this the **13th** day of **April, 2016**.

_____
Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019