WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1487

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1487

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dien Nguyen 110 Sycamore Drive Whitehouse, TN 37188	NEW OWNER	133-16- A-182.00

BILL GARRETT, Davidson County
Trans:T20160030685 DEEDWARRSP
Recvd: 04/15/16 10:13 3 pgs
Fees:18.00 Taxes:96.20
20160415-0036177

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$26,000.00**

Affiant

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

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

Notary Public

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adeel and Sams Rentals, LLC, a Tennessee Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Dien Nguyen, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. N-4, 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 , N4, Nashville, TN 37211**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **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 of the State and County mentioned, personally appeared **Adeel Mohammad** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Member Manager** of **Adeel and Sams Rentals, LLC,** the within named bargainor, a Tennessee limited liability company, and that such managing member, **Adeel Mohammad**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the the Tennessee limited liability company as **Member Manager.**

Witness my hand and Seal at office on the **13th** day of **April, 2016.**

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

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

EXHIBIT B
Permitted Exceptions

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 their prorated share thereof to GRANTEE who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. All matters shown on the Boundary Plan of record in Book 5200, page 410, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; Book

11509, Page 965 and in Instrument No. 20070926-0114999; and as provided in those By-Laws appended thereto, as amended; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Rules & Regulations of record in Instrument No. 20010329-0030288, Register's Office for Davidson County, Tennessee.
6. Declaration of Mutual Reciprocal Easements of record in Book 5868, page 422, Register's Office for Davidson County, Tennessee.
7. Unrecorded lease agreements, if any, as they may apply.
8. Rights of tenants in possession, if any, as they may apply
9. .Lien for special assessments as provided in the Master Deed
10. .Rights of others in and to the common area/elements.
11. All terms, provisions and conditions as set forth under the Tennessee Horizontal Property Act, Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated.