BILL GARRETT, Davidson County
Trans:T20160043706 DEEDWARR
Recvd: 05/24/16 15:21 2 pgs
Fees:13.00 Taxes:70.30
20160524-0052183

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of May, 2016, by and between Mircea A. Mateas and Elisabeth H. Mateas, party of the first part, and CNK, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit F-6 of Harding Place Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums of record in Book 5200, Page 571, Register's Office for said County, for a more complete identification and description of said Units.

Being all or part of the same property conveyed to Mircea A. Mateas an Elisabeth H. Mateas by virtue of that certain Quit Claim Deed dated May 7, 2013, at Instrument No. 20130509-0047001 in the Register's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and Restrictions at Plat Book 5200, Page 571, Master Deed at Book 6104, Page 725, Land Use Restrictions at Book 8946, Page 252, and Book 9313, Page 683, in said Register's Office, TN; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mircea A Mateas
Mircea A. Mateas

Elisabeth H. Mateas
Elisabeth H. Mateas

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mircea A. Mateas and Elisabeth H. Mateas, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address:	CNK, LLC 475 West End Ave. ~~Cookeville~~ Cookeville, TN 38501
Tax Parcel No	147030A08800CO
Property Address:	441 Harding Pl F6 Nashville, TN 37211
MAIL TAX BILLS TO:	Owner and Owner's Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $19,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2016.

Notary Public

My Commission Expires: 5-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY