WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/16 10:18 2 pgs
Fees:13.00 Taxes:129.50
20160606-0056602



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$35,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of June, 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dogwood Financial Services, LLC	New Owner	Map 133160A02900CO
73 White Bridge Road Suite 103-174		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hany Habib, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dogwood Financial Services, LLC**, it's successor and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit D-19 as shown on the map entitled Barcelona Condominiums a/k/a Harding Glen Condominiums, of record in Plat Book 6400, Page 801, as amended of record in Book 11509, Page 965, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hany Habib, from David Russell and Joanne Russell, by deed on June 15, 2015, of record in Instrument Number 20150630-0062799, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6400, page 801 and amendment in Book 11509, page 965, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6400, page 801; Instrument Number 20709260114999; Book 11509, page 965 and Book 9723, page 68, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5868, page 422 and Instrument Numbers 20030624-0086638 and 20121114-0104727, Register's Office for Davidson County, Tennessee.
- Subject to all by-laws, conditions and restrictions as set out by the governing homeowners association.

This is improved property known as: **270 Tampa Drive D19, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 2, 2016.

Hany Habib
Hany Habib

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hany Habib** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 2, 2016

My commission expires 11-6-17 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.