BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$7,550.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF **JANUARY, 2017**. Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUSTIN PLUMMER,	**SAME**	**133-16-0A-089.00CO**
(NAME) **1213 ROSEWOOD TRAIL**	(NAME)	**133-16-0A-092.00CO**
(ADDRESS) **MT. JULIET, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SAFEOAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUSTIN PLUMMER,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS SAND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. H-1 and H-16, on the Horizontal Property Regime for Harding Glen, formerly known as Barcelona Condominium, as recorded in the Master Deed of record as Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965 and Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to CNK, LLC, a Tennessee Limited Liability Company, by deed from Volunteer State Bank, of record in Instrument No. 20140409-0029491, dated March 31, 2014, said Register's Office. Further, being the same property conveyed to SafeOak, LLC, a Tennessee Limited Liability Company,from CNK, LLC, a Tennessee Limited Liability Company, by quitclaim deed being recorded simultaneously herewith of record in Instrument No. 20170113-0004316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed of record as Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965 and Instrument No. 20070926-0114999; Amendments to the By-Laws of Harding Glen, f/k/a Barcelona Condominium Homeowners Association, Inc. of record as Book 9723, page 68 and Book 11509, page 966; Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422 and amended as Instrument No. 20030624-0086638; Grant of Easement in Instrument No. 20121114-0104727; Amended and Restated Rules and Regulations in Instrument No. 20010329-0030288 and any and all other easements, restrictions and conditions which may affect said properties of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **270 TAMPA DRIVE, UNIT #H-1 AND H-16, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170003790 DEEDWARR
Recvd: 01/13/17 13:42 2 pgs
Fees: 13.00 Taxes: 27.94
20170113-0004317

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. 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 hand(s) this 13th day of January, 2017.

SAFEOAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: DAVID SWANGER, MEMBER

BY: PAUL OAKLEY, MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID SWANGER ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of **SAFEOAK LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **SAFEOAK LLC,** by himself as such Member.

WITNESS my hand and seal at office, this 13th day of January, 2017.

Notary Public: Deborah J. Cohen

My Commission Expires: 11-5-2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **PAUL OAKLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of **SAFEOAK LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **SAFEOAK LLC,** by himself as such Member.

WITNESS my hand and seal at office, this 13th day of January, 2017.

Notary Public: Deborah J. Cohen

My Commission Expires: 11-5-2018

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON