# WARRANTY DEED

TAYLOR BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 11, 2017

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Andy Nguyen Dan and Duy Cuong Ha Dang | Owner | 133-16A-144 |
| (NAME) | (NAME) | |
| 270 Tampa Drive Unit K-9 | 811 Promise Way | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Murfreesboro, TN 37128 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20171555 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, SafeOak, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Andy Nguyen Dan and Duy Cuong Ha Dang, 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. :

Land in Davidson County, Tennessee, being Unit No. K-9, of Harding Glen (formerly Barcelona) Condominiums created under Chapter 66, Title 27, Sections 101 et seq, as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965, Book 11509, page 966 and 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 Harding Glen (formerly Barcelona) Condominiums of record in Book 6400, page 839, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being part of the same property conveyed to SafeOak, LLC by deed from CNK, LLC, dated January 23, 2015, of record in Instrument No. 20150128-0008278, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 270 Tampa Drive Unit K-9, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170051645 DEEDWARR
Recvd: 06/16/17 11:53 2 pgs
Fees:13.00 Taxes:148.00
20170616-0060684

Witness my hand this 14th day of June, 2017

SafeOak, LLC

BY: _____
Paul Oakley, Member

BY: _____
David Swanger, Member

STATE OF Tennessee )
County OF Sumner )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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/herself to be Member (or other officer authorized to execute the instrument) of Safeoak, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 14th of June, 2017.

_____
Notary Public
My Commission Expires: 9/11/17

TAYLOR BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 11, 2017

STATE OF Tennessee )
County OF Sumner )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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/herself to be Member (or other officer authorized to execute the instrument) of Safeoak, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 14th of June, 2017.

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