# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170054387 DEEDWARR
Recvd: 06/26/17 10:43 2 pgs
Fees: 13.00 Taxes: 1498.50

20170626-0063910

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Menenial Property Partner's, | NEW OWNER | Parcel ID: |
| P.O. Box 110121 | P.O. Box 110121 | See list below |
| Nashville, TN 37222 | Nashville, TN 37222 | |

FOR AND IN 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, we

**SafeOak LLC**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Menenial Property Partner's, LLC**

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:

Map #133-16-0-A-023.00; #133-16-0-A-101; #133-16-0-A-093.00; #133-16-0-A-105.00; #133-16-0-A-099.00; #133-16-0-A-121.00; #133-16-0-A-113.00; #133-16-0-A-114.00; #133-16-0-A-123.00; #133-16-0-A-124.00; #133-16-0-A-126.00; #133-16-0-A-116.00; #133-16-0-A-117.00; #133-16-0-A-112.00; #133-16-0-A-127.00; #133-16-0-A-138.00 - 270 Tampa Dr.-Nashville, TN 37211

BEING Unit Nos. D-4, H-2, H-4, H-10, H-19, J-2, J-4, J-5, J-8, J-9, J-11, J-13, J-14, J-16, J-17 and K-15, on the Plan 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; as 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 known as Barcelona Condominiums) of record in Book 6400, Page 839, Register's Office for Davidson County, Tennessee, as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being part of the same property conveyed to SafeOak LLC by deed from CNK, LLC, of record in Instrument 20150128-0008278, said Register's Office, dated January 23, 2015.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 11509, Page 965; Instrument 20070926-0114999; Book 6400, Page 844; as amended in Book 9723, Page 68; and Book 11509, Page 966, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 270 Tampa Drive; Various Units, Nashville, TN 37211

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 my hand this 22nd day of June, 2017.

SafeOak LLC

BY: _____
Paul Oakley, Member

BY: _____
David Swanger, Member

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 and David Swanger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/themselves to be the Members respectively of SafeOak LLC, the within named bargainer, and that he/they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2017.

My Commission Expires: 8/17/20

_____
Notary Public

