PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057595 DEEDWARR
Recvd: 07/06/17 10:50 2 pgs
Fees:13.00 Taxes:166.50
20170706-0067887

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2017

PATRICK MOORE NOTARY PUBLIC TENNESSEE My Comm Exp. 4-24-18 COUNTY OF SUMNER

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	Andy Dan	133-16A-132
(NAME)	(NAME)	
270 Tampa Dr Apt K16	4183 Franklin Rd Ste 2B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171657

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, Paul Oakley , 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-16, 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 a portion of the same property conveyed to CNK, LLC by Special Warranty Deed from Volunteer State Bank, dated March 31, 2014, of record in Instrument No. 20140409-0029491, Register's Office for Davidson County, Tennessee. The said CNK, LLC conveyed their interest in said land to Paul Oakley by Quitclaim Deed dated May 24, 2017 and filed of record in Instrument 20170706-0067886, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Restrictions and By-Laws appearing of record in 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 record in Book 9723, page 68 and Book 11509, page 966, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422, amended in Instrument No. 20030624-0086638, said Register's Office.

Amended and Restated Rules and Regulations of record in Instrument No. 20010329-0030288, said Register's Office.

Grant of Easement of record in Instrument No. 20121114-0104727, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 270 Tampa Dr Apt K16, 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.

Witness my hand this 3rd day of July, 2017

Paul Oakley

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paul Oakley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of July, 2017.

Notary Public
My Commission Expires:

