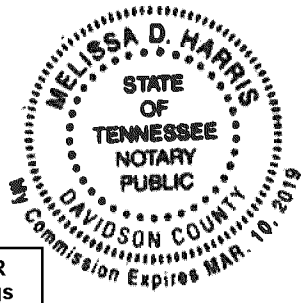
# WARRANTY DEED




Davidson County DEEDWARR
Recvd: 08/04/17 10:50 4 pgs
Fees:23.00 Taxes:407.00
**20170804-0079813**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Highsmith | Same as new owner | 133-16-0A-148.00 CO |
| (NAME) 2306 Eugenia Avenue | (NAME) | 133-16-0A-080.00 CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) , | 133-16-0A-199.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DAVID HIGHSMITH, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in Davidson County, Tennessee, being Unit No. K-18, 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 the same property conveyed to PATRICK MCKENNON, by deed from HAROLD W. FOGELBERG AND WIFE, PAULA R. FOGELBERG, of record in Instrument No. 20011029-0117559, dated October 25, 2001, said Register's Office. Being further conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from PATRICK MCKENNON, of record in Instrument No. 20100127-00006856, dated January 22, 2010, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Unit No. G-20, 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 the same property conveyed to PATRICK MCEKNNON, MARRIED, by deed from MARTIN L. ZEITLIN AND WIFE, SHIRLEY A. ZEITLIN, of record in Instrument No. 20040102-0000723, dated December 31, 2003, said Register's Office. Being further conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from PATRICK MCKENNON, of record in Instrument No. 20100127-00006857, dated January 22, 2010, said Register's Office.

Tract III

Land in Davidson County, Tennessee, being Unit No. O-13, 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 the same property conveyed to PATRICK MCKENNON, by deed from LELAND D. WATTS, MARRIED, of record in Instrument No. 20081030-0108440, dated October 29, 2008, said Register's Office. Being further conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from PATRICK MCKENNON, of record in Instrument No. 20100127-00006858, dated January 22, 2010, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet delinquent; all matters as shown on the 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; and any and all other restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 270 Tampa Drive, Units G-20, K-18 and O-13, Nashville, TN 37211

(House Number) (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 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 hands this 1st day of August, 2017.

GT3 Properties, a Tennessee General Partnership

By: Patrick McKennon
Its: Managing Partner

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Patrick McKennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of GT3 Properties, a Tennessee general partnership, to be the person who executed the foregoing instrument on behalf of GT3 Properties, a Tennessee general partnership and who acknowledged that he executed the within instrument for the purposes therein contained.

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Witness my hand and official seal at Nashville, TN, this 1st day of August, 2017.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Paul F. Soper, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

