Bill Garrett Davidson County
Batch# 6231 **DEEDWARR**
10/02/2017 09:11:43 AM 2 pgs
Fees: $13.00 Taxes: $173.90

20171002-0100244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/29/20

TINA HAWKINS NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Henriquez, a married man	Juan Henriquez (NAME)	
306 Melissa Drive (ADDRESS)	306 Melissa Drive (ADDRESS)	133-16-0A-151.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SafeOak LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Juan Henriquez, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT M-16, ON THE PLAN OF HARDING GLEN CONDOMINIUMS (FORMERLY KNOWN AS BARCELONA CONDOMINIUMS), CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET. SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6400, PAGE 801, AS AMENDED AT BOOK 9397, PAGE 814, BOOK 11509, PAGE 965, AND INSTRUMENT NO. 20070926-0114999, IN THE REGISTER'S OFFICE, 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 MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO SAFE OAK, LLC, BY WARRANTY DEED FROM CARL E. SCHLITT, OF RECORD IN INSTRUMENT NO. 20150212-0012860, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAFE OAK, LLC IS KNOWN AS SAFEOAK LLC AND ONE IN THE SAME.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive, M-16, 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 my/our hand(s) this 28th day of September, 2017.

WARRANTY DEED
(Continued)

SafeOak LLC

BY: _____
Paul Oakley, Member

BY: _____
David Swagger, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, 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 such person to be Member of SafeOak LLC, the within named bargainor, a Tennessee limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of SafeOak LLC as Member.

Witness my hand and official seal, at office, on this the 28th day of September, 2017.

_____
Notary Public

My commission expires: _____

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared David Swagger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of SafeOak LLC, the within named bargainor, a Tennessee limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of SafeOak LLC as Member.

Witness my hand and official seal, at office, on this the 28th day of September, 2017.

_____
Notary Public

My commission expires: _____

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072