WARRANTY DEED

Bill Garrett Davidson County
Batch# 37140 DEEDWARR
12/14/2017 03:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20171214-0127673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/25/19
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1030

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Housing Quick Fix Associates, LLC	Housing Quick Fix Associates, LLC	see below
(NAME) P.O. Box 110121	(NAME) P.O. Box 110121	
(ADDRESS) Nashville, TN 37222	(ADDRESS) Nashville, TN 37222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
WALLACE R. CLARY AND SUSIE H. CLARY, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
HOUSING QUICK FIX ASSOCIATES, 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:

See Exhibit "A" attached hereto and made a part hereof.

unimproved ☐
This is improved ☒ property, known as 270 Tampa Drive, Units E-8,9,10,11,13,18,24; O-4; C-6, 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 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 13th day of December, 2017.

Wallace R. Clary

Wallace R. Clary

Susie H. Clary

Susie H. Clary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace R. Clary and Susie H. Clary, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this December 13, 2017.

My Commission Expires: 5/5/20

Notary Public

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

EXHIBIT "A"

270 Tampa Drive, Unit E-8, Nashville, TN 37211
Parcel 133160A05900
A certain Condominium Unit in Davidson County, Tennessee, being Unit E-8 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, Page 801 amended in Book 9397, Page 814 and Book 11509, Page 965 & 966, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Susie H. Clary by deed from Pattie B. Hall, of record in Instrument 20080808-0081760, dated August 6, 2008, Register's Office for said County.

270 Tampa Drive, Unit E-9, Nashville, TN 37211
Parcel 133160A06000
Being Unit E-9 of Barcelona Condominiums (now known as Harding Glen 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, 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 Barcelona Condominiums set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by deed from Randolph L. Williamson and Trina W. Williamson, of record in Instrument 20070308-0028879, dated March 1, 2007, Register's Office for said County.

270 Tampa Drive, Unit E-10, Nashville, TN 37211
Parcel 133160A06200
Being Unit E-10 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; Book 9397, Page 814; and Book 11509, Page 965, 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 Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of said unit.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by deed from Randolph L. Williamson, of record in Instrument 20070308-0028880, dated March 1, 2007, Register's Office for said County.

270 Tampa Drive, Unit E-11, Nashville, TN 37211
Parcel 133160A06100
A certain Condominium Unit in Davidson County, Tennessee, being Unit E-11 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814 and Book 11509, Page 965 & 966, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by Quitclaim Deed from Sara Aldana, of record in Instrument 20141020-0096423, dated October 15, 2014, Register's Office for said County.

270 Tampa Drive, Unit E-13, Nashville, TN 37211
Parcel 133160A04800
A certain Condominium Unit in Davidson County, Tennessee, being Unit E-13 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, Page 801 amended in Book 9397, Page 184 and Book 11509, Page 965 & 966, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by deed from Adnan Abdulkader, of record in Instrument 20060206-0014158, dated February 2, 2006, Register's Office for said County.

270 Tampa Drive, Unit E-18, Nashville, TN 37211
Parcel 133160A06300
A certain Condominium Unit in Davidson County, Tennessee, being Unit E-18 in a Horizontal Property Regime of Barcelona Condominium (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, Page 801 amended in Book 9397, Page 814 and Book 11509, Pages 965 & 966, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by deed from Michael E. Davis and Deanna Davis, of record in Instrument 20110328-0023423, dated March 25, 2011, Register's Office for said County.

270 Tampa Drive, Unit E-24, Nashville, TN 37211

Parcel 133160A05400
A certain Condominium Unit in Davidson County, Tennessee, being Unit E-24 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), established by a Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814 and Book 11509, Page 965 & 966, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by deed from Jereme Smithey, of record in Instrument 20151204-0122185, dated December 1, 2015, Register's Office for said County.

270 Tampa Drive, Unit O-4, Nashville, TN 37211
Parcel 133160A18600
A certain Condominium Unit in Davidson County, Tennessee, being Unit O-4 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums) as established by a Master Deed of record in Book 6400, Page 801 amended in Book 9397, Page 814 and Book 11509, Page 965 & 966, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by deed from Michael E. Davis, of record in Instrument 20110328-0023422, dated March 25, 2011, Register's Office for said County.

270 Tampa Drive, Unit C-6, Nashville, TN 37211
Parcel 133160A01800
A certain Condominium Unit in Davidson County, Tennessee, being Unit C-6 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, Page 801 amended in Book 9397, Page 814 and Book 11509, Page 965 & 966, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wallace R. Clary and Susie H. Clary by deed from Adnan Abdulkader, of record in Instrument 20060201-0012236, dated January 26, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6400, Page 801 amended in Book 9397, Page 814; Book 11509, Page 965; Instrument 20010329-0030288; 20070926-0114999; Book 6400, Page 844 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 paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6400, Page 801 amended in Book 9397, Page 814 and Book 11509, Page 965 & 966, said Register's Office.

I Amy Cross Nix do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY