WARRANTY DEED

Bill Garrett Davidson County
Batch# 37140 DEEDWARR
12/14/2017 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20171214-0127674

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2017

Notary Public:

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 NUMBER:
Housing Quick Fix Associates,		Parcel ID:
P.O. Box 110121		SEE BELOW
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

Safe Oak, LLC

hereinafter called the GRANTORS, has 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:

Being Units D-1, D-2, E-29, G-15, K-5, J-1, J-3, J-7, O-8, J-10, and Ow3-16 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 20070926-0114999, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units 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 part of the same property conveyed to SafeOak, LLC by deed from CNK, LLC, of record in Instrument 20150128-0008278, dated January 23, 2015, Register's Office for said County.

Parcel ID's: 133160A01900, 133160A03100, 133160A06500, 133160A07700, 133160A13400, 133160A10900, 133160A12200, 133160A11100, 133160A19600, 133160A12500, 133160A19200

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; Book 11509, Page 965 and 966 and Instrument 20070926-0114999, said Register's Office.

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, 11 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 13th day of December, 2017.

Safe Oak, 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/herself to be the Members respectively of the Safe Oak, LLC the within named bargainer, and that he/she as such Members being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Paul Oakley and David Swanger as such Members.

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

My Commission Expires: 5/5/20 _____
Notary Public

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

I Amy Cross Nc 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 Nc, 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