(1)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150642 **DEEDWARR**
10/11/2018 08:47:45 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20181011-0100718

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: June 22, 2021

(AFFIX SEAL)

SAMUEL E. STANSBERRY — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

My Commission Expires June 22, 2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Menenial Property Partner's, LLC	Menenial Property Partner's, LLC	133-16-0-A-152.00
(NAME)	(NAME)	
PO Box 110125	PO Box 110125	133-16-0-A-162.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37222	Nashville, TN 37222	
(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, **SafeOak LLC,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Menenial Property Partner's, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Units M-7 and M-25 of Harding Glen (formerly Barcelona) Condominiums created under Chapter 66, Title 27, Section 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 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 as shown in Exhibit A-2 of record in Book 6400, page 801, Register's office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description of said Units.

Being a portion of the property conveyed to SafeOak LLC, by Warranty Deed from CNK, LLC, dated January 23, 2015, of record in Instrument No. 20150128-0008278, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 270 Tampa Drive, Unit M7, Nashvillle, TN 37211
270 Tampa Drive, Unit M25, Nashvillle, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 5200, page 410 and Book 6400, page 801; restrictions of record in Book 9613, page 279 and Instrument No. 20010329-0030288; all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is

subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding Glen (formerly Barcelona) Condominiums, of record in Book 6400, page 801; Book 9397, page 814; Book 11509, page 965; Book 11509, page 966 Instrument No. 20070926-0114999; Instrument No. 20171004-0101537 and Instrument No. 20180606-0054269; By-Laws of record in Book 9723, page 68 and Book 11509, page 966; Articles of Incorporation/ Charter of record in Book 6400, page 581 and Instrument No. 20140319-0022762; declaration of mutual reciprocal easement of record in Book 5868, page 422 and Instrument No. 20030624-0086638; easement in gross to Comcast of record in Instrument No. 20121114-0104727; agreement of land use restriction of record in Book 8861, page 11; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 hands this 5th day of October, 2018.

SafeOak LLC

By: Paul Oakley
Its: Member

By: David Swanger
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Paul Oakley and David Swanger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be members of SafeOak LLC and that they as such members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as members.

WITNESS my hand and official at City of Hendersonville, Tennessee, seal this 4th day of October, 2018.

Notary Public
My Commission Expires: June 22, 2021

File No.: 28394

SAMUEL E. STANSBERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires June 22, 2021