Karen Johnson Davidson County
Batch# 213670 DEEDWARR
04/03/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20190403-0030500

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Parcel ID:
Todd Rossbach 2204 Fox Ave. Nashville, TN 37219	Same	133160A09100C0

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES MAYBERRY, unmarried** (Grantor) has this day bargained and sold, and do hereby transfer and convey **TODD ROSSBACH, unmarried** (Grantees) his successors and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit H-7, 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 Condominiums set forth in Exhibit A-2 of this Master Deed for a more complete identifications and description of such unit.

Being the same property conveyed to James Mayberry by deed from Leland D. Watts, married, of record in Instrument Number 20160711-0070386, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Book 6400, Page 844; Book 9723, Page 68; and Book 11509, Page 906; said Register's Office.

This conveyance is made subject to: 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of Record in Book 6400, Page 801; Book 9397, Page 814; and Book 11509, Page 965, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 270 Tampa Drive, #h-7, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. **IN WITNESS WHEREOF,** Grantors have executed this instrument on this the 1st day of April, 2019.

James Mayberry

James Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

James Mayberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE
ME, THIS THE 1st DAY OF APRIL, 2019.

Leon Sharber
Notary Public

My Commission expires: 2/27/21

LEON SHARBER NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Leon Sharber, a notary public for the state and county aforesaid, the within named **JAMES MAYBERRY** 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 Murfreesboro, Tennessee this the 1st day of April, 2019.

My commission expires: 2/27/21

Leon Sharber
NOTARY PUBLIC

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

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