Karen Johnson Davidson County
Batch# 261007 DEEDWARR
07/23/2019 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $173.90
20190723-0072271

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 THE 22ND DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

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

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

File No.: 19-0456

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Housing Quick Fix Associates, LLC	NEW OWNER	Map: 133160A11000CO
(NAME) P.O. Box 110121	(NAME)	
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-SEVEN THOUSAND AND NO/100 DOLLARS ($47,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LARRY BERNARD SWOOPES AND WIFE, EWANDA RAYNELL DAVIS-SWOOPES,

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:

BEING Unit No. J-6, on the Plan 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; as amended in Book 9397, Page 814; 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 of record in Book 6400, Page 839, as 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 Larry Bernard Swoopes and wife, Ewanda Raynell Davis Swoopes by Quitclaim Deed from Ewanda R. Davis, unmarried, of record in Instrument 20150918-0094931, dated September 16, 2015, said Register's Office. See also prior deeds of record in Instrument 20130408-0034576; Instrument 20120113-0003685, and Instrument 20060808-0097519, said Register's Office.

This conveyance is subject to: (1) 2019 Taxes which have been prorated and assumed by the Grantees; (2) Easements and Setback Lines as set out per Master Deed in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965, and Book 6400, Page 839, Register's Office for said County; (3) Declaration of Mutual Reciprocal Easement of record in Book 5868, Page 422, as amended in Instrument 20030624-0086638, said Register's Office; (4) Grant of Easement to Comcast of record in Instrument 20121114-0104727, said Register's Office; (5) Charter for Homeowner's Association of record in Book 6400, Page 581, said Register's Office; (6) All matters of record in Plat Book 5200, Page 410, said Register's Office.

This conveyance is subject to the Master Deed, Covenants, Conditions, Restrictions and By-Laws recorded in Book 6400, Page 801, amended in Book 9397, Page 814; Book 11509, Page 965; Instrument No. 20010329-0030288; Instrument No. 20070926-0114999; corrected in Instrument No.

20171004-0101537; and Instrument No. 20180606-0054269; Book 6400, Page 844, amended in Book 9723, Page 68, and Book 11509, Page 966, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 270 Tampa Dr., Unit J-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 22nd day of July, 2019.

Larry Bernard Swoopes

Ewanda Raynell Davis-Swoopes

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 Larry Bernard Swoopes and Ewanda Raynell Davis-Swoopes, 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 this, 22nd day of July, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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.