Karen Johnson Davidson County
Batch# 524860 DEEDWARR
12/04/2020 03:07:15 PM 4 pgs
Fees: $23.00 Taxes: $308.95
20201204-0141367

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Javier Penaflor 140 Bluegrass Chase Hendersonville, TN 37075	**New Owner**	**133-16-0A-132.00 CO**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$83,500.00**

Affiant

Sworn to and subscribed before me this 30 day of November, 2020.

Notary Public

My commission expires: 05-02-2022

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **HUAN TAO AND JIAN WANG, HUSBAND AND WIFE** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JAVIER PENAFLOR, MARRIED** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **270 Tampa Drive, K16, Nashville, TN 37211, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 30th day of November, 2020.

GRANTOR:

Huan Tao

Huan Tao

Jian Wang

Jian Wang

State of Tennessee
County of Williamson

On this 30th day of November, 2020, before me personally appeared Huan Tao and Jian Wang to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 30th day of November, 2020.

Carrie Borden

Notary Public
My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. K-16, on the Horizontal Property Regime for Harding Glen Condominium, as recorded in the Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965, Instrument No. 20070926-0114999, which was corrected by Scrivener's Affidavit of record in Instrument No. 20171004-0101537 and being further amended in Instrument No. 20180606-0054269, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HUAN TAO and JIAN WANG, HUSBAND AND WIFE, by deed from AZIMEH AZARM AND ESSY YAZDANI, WIFE AND HUSBAND, of record in Instrument No. 20190716-0069248, dated July 15, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. Master Deed of record as Book 6400, page 801, amended in Book 9397, page 814, in Book 11509, page 965, Instrument No. 20070926-0114999, Instrument No. 20171004-0101537 and Instrument No. 20180606-0054269.

3. Amendments to the By-Laws of Harding Glen, f/k/a Barcelona Condominium Homeowners Association, Inc. of record as Book 9723, page 68 and Book 11509, page 966, said Register's Office.

4. Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422, and amended as Instrument No. 20030624-0086638, said Register's Office.

5. Grant of Easement in Instrument No. 20121114-0104727, said Register's Office.

6. Amended & Restated Rules and Regulation in Instrument No. 20010329-0030288, said Register's Office.