LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF **JUNE, 2021.**

Lee A. Cohen

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **CAMERON JAMES, ET UX** | FBM Bank | **133-16-0A-089.00-CO** |
| (NAME) **270 TAMPA DRIVE, UNIT H-1** | (NAME) 10 Cadillac Drive, suite 100 | |
| (ADDRESS) **NASHVILLE, TN 37211** | Brentwood, (ADDRESS) TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 661322 DEEDWARR
06/21/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $299.70
20210621-0083650

# WARRANTY DEED

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, **I, DUSTIN PLUMMER, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CAMERON JAMES AND JENNIFER JAMES, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. H-1, on the Horizontal Property Regime for Harding Glen, formerly known as Barcelona Condominium, as recorded in the Master Deed of record as Book 6400, Page 801, amended in Book 9397, Page 814, Book 11509, Page 965, and Instrument No. 20070926-0114999, 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 part of the same property conveyed to Dustin Plummer from SAFEOAK, LLC, a Tennessee Limited Liability Company, by deed dated January 13, 2017, of record in Instrument No. 20170113-0004317, said Register's Office.

This conveyance is subject to matters shown on the Master Deed of record in Book 6400, Page 801, and amended in Book 9397, Page 814, Book 11509, Page 965, Instrument No. 20070926-0114999, and Instrument No. 20180606-0054269; Amendments to the By-Laws of Harding Glen, f/k/a Barcelona Condominium Homeowner's Association, Inc., of record in Book 9723, Page 68, and Book 11509, Page 966; Declaration of Mutual Reciprocal Easement of record in Instrument No. 5868, Page 422, and amended in Instrument No. 20030624-0086638; Grant of Easement in Instrument No. 20121114-01014727; Amended and Restated Rules and Regulations of record in Instrument No. 20010329-0030288; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

unimproved (  )
This is improved( X ) property, known as **270 TAMPA DRIVE, UNIT H-1, NASHVILLE, TN 37211**
(House Number) (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 my hand this 17 day of June, 2021.

**DUSTIN PLUMMER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dustin Plummer,** the bargainor, 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 office this 17 day of June, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# True Copy Certification

I, Kaylie Joiner, 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, Mary Fugitt, a notary public for this county and state, Kaylie Joiner, 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: 8-19-23

Notary' Seal (if on paper)

