Davidson County DEEDWARR
Recvd: 02/08/05 14:37 2 pgs
Fees:13.00 Taxes:81.40
20050208-0014806

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MAP 133-15-1-A; PARCEL 108.00 CO

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
BIJAN SHAGHAGHI
1471 North Gallatin Road
Madison, TN 37115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, DOUG RUDDER and wife, LAURA D. RUDDER, Grantors, have bargained and sold and by these presents do transfer and convey unto BIJAN SHAGHAGHI, unmarried, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Unit R-6 of Pagoda Condominiums created under Title 66 Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.
>
> Being the same property conveyed to Doug Rudder and wife, Laura D. Rudder by Warranty Deed of Donald W. Wood and wife, Crystal T. Wood of record at Instrument No. 20001228-0126543, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the plan of Pagoda Condominiums as set forth in Exhibit A-2 of the Master Deed of record in Book 6111, page 22, Register's Office of Davidson County, Tennessee; Master Deed establishing Pagoda Condominiums of record in Book 6111, page 22, Register's Office of Davidson County, Tennessee; as amended in Book 10458, page 936, said Register's Office.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6548, page 125 and Book 8870, page 923, Register's Office of Davidson County, Tennessee; Subject to Land Use Restriction Agreements of record in Book 8861, page 43 and Book 9949, page 66, Register's Office of Davidson County, Tennessee; 2005 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and 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 Pagoda Condominiums referenced above.

AND GRANTORS DO FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 4 day of February, 2005.

DOUG RUDDER

LAURA D. RUDDER

STATE OF Tennessee)
)
COUNTY OF _Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, DOUG RUDDER and wife, LAURA D. RUDDER, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of February, 2005.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is$22,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of February, 2005.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

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