BILL GARRETT, Davidson County
Trans: T20110027632 DEEDWARR
Recvd: 05/09/11 14:35 2 pgs
Fees: 13.00 Taxes: 149.85
20110509-0035562

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $40,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MAY, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03974 TIENTCHER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Landry Sashina Tientcher	Same	133110A06500CO
500 Paragon Mills Road		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADNAN A. ABDULKADER, A MARRIED MAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LANDRY SASHINA TIENTCHEU

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 500 Paragon Mills Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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.

Witness my hand on the 6th day of May, 2011.

Adnan A. Abdulkader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ADNAN A. ABDULKADER, the bargainor(s), 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 Franklin, Tennessee, this 6th day of May, 2011.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

EXHIBIT A - LEGAL DESCRIPTION

Described property located in Davidson County, Tennessee, to wit: Unit Number M-20 of Canterbury Hall Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended by Tennessee Code Annotated, and as established by a Master Deed of record in Book 5440, Page 255, as amended by amendment to Master Deed of record in Book 5441, Page 819, 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 said master deed; Reference is hereby made to the plat of Canterbury Hall Condominiums, as of record in Book 5200, Page 159, said Register's Office, to which reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Adnan A. Abdulkader by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the registered holders of GSAMP Trust 2006-SEA1, Mortgage Pass-Through Certificates, Series 2006-SEA1, recorded on the 7th day of November, 2008 in Instrument No. 20081107-0110884, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT AND HAS NEVER BEEN THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANTERBURY HALL CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 159 and Boundary Plat recorded in Book 3842, Page 235, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws of Canterbury Hall recorded in Book 5440, Page 298 and Book 5865, Page 101.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CANTERBURY HALL CONDOMINIUMS of record in Book 5440, Page 255 and Book 5441, Page 819 ; also subject to easements, rights and interests 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 building thereon.

f. Charter of Canterbury Hall recorded in Book 5446, Page 152.

g. Deed of Conveyance to Metropolitan Government of Sanitary Sewer Lines recorded in Book 4337, Page 544.

h. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 647.

i. Grant of Easement recorded at Instrument No. 20090615-0055410.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.