DEBORAH A. COURSEY
Commission # 1923975
Notary Public - California
Orange County
My Comm. Expires Feb 7, 2015

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS -0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of July, 2012 Notary Public MY COMMISSION EXPIRES Feb. 7, 2015 ; Comm #1923975 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120084889 DEEDWARR
Recvd: 11/06/12 13:06 2 pgs
Fees:12.00 Taxes:0.00
20121106-0102456

THIS INSTRUMENT WAS PREPARED BY:
Joey P. Moore, Esq., 420 Exchange St., Ste. 270, Irvine, CA 92602

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mohamed Bing Baksh	Wells Fargo Home Mortgage	Map 104
398 Normandy Circle	P.O. Box 11701	Group 01-0-B
Nashville, TN 37209	Newark, NJ 07101-4701	Parcel 137-CO

FOR AND IN CONSIDERATION OF the sum of -0- in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we
Mohamed Bing Baksh and wife, Susan Baksh

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Mohamed Bing Baksh, Trustee of the Mohamed Bing Baksh Trust, a revocable trust, as to an undivided one-half interest and to Susan Haws Baksh, Trustee of the Susan Haws Baksh Trust, a revocable trust, as to an undivided one-half interest as Tenants in Common.

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 398 on Lot No. 25 of the Normandy Place Condominiums, Phase III, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under instrument 20020214-0019862, and First Amendment of record under instrument 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Mohamed Bing Baksh and wife, Susan Haws Baksh from Sallie M. Simpson and husband Paul Simpson by Instrument # 20070625-~~075617~~ 0075517.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Instrument 20020214-0019862 and Instrument 20020523-0063131, said Register's Office.

This conveyance is made subject to (1) 2012 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1835, Page 10, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, buildings restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 398 Normandy Circle, Nashville, TN 37209

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 not 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 14th day of July, 2012.

MOHAMED BING BAKSH

SUSAN BAKSH

STATE OF CALIFORNIA }
COUNTY OF Orange } S.S.

On July 14, 2012 (August) before me, Deborah A. Coursey, Notary Public (here insert name and title of the officer), personally appeared Mohamed Bing Baksh and Susan Baksh, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Deborah A. Coursey

(This area for official notarial seal)

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