WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040683 DEEDWARR
Recvd: 06/10/14 09:42 2 pgs
Fees:13.00 Taxes:836.20

20140610-0050241

R-VRES-14-2114-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Solesby and Jennifer Solesby	**Same as New Owner**	
(NAME)	(NAME)	**104-12-0C-303.00**
6005 Robert E. Lee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NISHMA SACHEDINA, UNMARRIED, AND AZEEM SACHEDINA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADAM SOLESBY AND JENNIFER SOLESBY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 303, Villages at Acklen, a Horizontal Property Regime, as established under Master Deed of record in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20060526-0062317 (which is affected by Revocation of the Master Deed recorded at Instrument No. 20061108-0139001) and Instrument No. 20070621-0074025 , in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Nishma Sachedina, unmarried and Azeem Sachedina, married by deed from William B. Hicky, unmarried of record in Instrument No. 20100721-0056938 Register's Office for Davidson County, Tennessee, dated July 16, 2010 and recorded on July 21, 2010. (Value of consideration shown in aforementioned deed $210,000.00.) Being also known as 2114 Acklen Ave Apt 303 Nashville, TN 37212.

The above-described property has never been the marital or primary residence of grantor Azeem Sachedina.

This conveyance is subject to:

- Taxes for the year2014 prorated and assumed by Grantees Herein.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 Villages at Acklen of record in Instrument Number 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20060526-0062317 and Instrument No. 20070621-0074025, with Revocation of the Master Deed of record in Instrument No. 20061108-0139001, Register's Office for Davidson County, Tennessee.
- By-Laws of Villages at Acklen Homeowners' Association as appended to the Master Deed of record in Instrument Number 20051221-0152869, shown in Exhibit "D", in the Register's Office for Davidson County, Tennessee.
- Charter of Villages at Acklen Homeowners' Association as appended to the Master Deed and By-Laws of record in Instrument Number 20051221-0152869, in the Register's Office for Davidson County, Tennessee.

- Urban Renewal Plan of record in Book 10737, Page 558, said Register's Office.
- Lease Agreements for Parking Area of record in Instrument No. 20051026-0129448 and in Instrument No. 20060526-0062316, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2114 Acklen Avenue, Unit 303, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5 DAY OF JUNE, 2014.

Nishma Sachedina

Azeem Sachedina by Nishma Sachedina as Attorney in Fact
Azeem Sachedina by Nishma Sachedina as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NISHMA SACHEDINA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nishma Sachedina, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AZEEM SACHEDINA, and who acknowledged he/she/they executed the same as the free act and deed of the said AZEEM SACHEDINA.

Witness my hand and official seal, this the 5th of June, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212