Davidson County DEEDWARR
Recvd: 10/08/14 14:07 3 pgs
Fees:18.00 Taxes:111.00
20141008-0093450

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2014.

Notary Public
My commission expires: 9/11/17

Address of New Owner:	Send Tax Bills to:	Tax Information
David Schoenbaecher 550 Harding Place Unit F-104 Nashville, TN 37211	New Owner	147020B10600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMIR NAZEER, Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to DAVID SCHOENBAECHER, hereinafter called the Grantee, her/his/their successors 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 F-104 of Caldwell Court Condominiums created under Title 66, Chapter 227, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509005551, and Instrument No. 200710110120947, Register's Office of said County, 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 made to the Plat of Caldwell Court Condominiums 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 Samir Nazeer by deed from Bradley E. Davis dated 2/15/05 of record in Instrument No. 200503020023078, Register's Office of Davidson County, Tennessee. Erin Nazeer, spouse of Samir Nazeer, joins in the execution of this instrument to convey any/all marital interest she may have in subject property.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 550 Harding Place Unit F-104, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of October, 2014.

SAMIR NAZEER

Erin Nazeer

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 Samir Nazeer* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

* and wife Erin Nazeer

Witness my hand and seal at office on this 3rd day of October, 2014.

Notary Public

My commission expires:

3-30-15

TISHA C. BALDWIN ★ TENNESSEE
NOTARY PUBLIC AT LARGE
★ DAVIDSON COUNTY

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

