Davidson County DEEDWARR
Recvd: 02/02/15 10:16 3 pgs
Fees:18.00 Taxes:1036.00
20150202-0009319

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57184
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jessica Y. Chan 398 Normandy Circle Nashville, TN 37209	Fifth Third Mortgage 5001 Kingsley Dr. MD: 1MOCBQ Cincinnati, OH 45227

TAX MAP PARCEL NUMBERS: 104010B13700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mohamed Bing Baksh, Trustee of the Mohamed Bing Baksh Trust, u/a/d March 19, 2012, a revocable trust as to an undivided one-half interest and Susan Haws Baksh, Trustee of the Susan Haws Baksh Trust, a revocable trust, u/a/d March 19, 2012, as to an undivided one-half interest, as tenants in common,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Y. Chan, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 398, together with the appurtenant interest in the common elements of Normandy Place Condominiums, Phase III, a horizontal Property Regime established by Master Deed, of record in Instrument No. 20020214-0019862, amende din Instrument No. 20020533-0063131, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned amendment to the Master Deed and being located upon Lot No. 25 on the Plan of Revised Plan Acklen Heights of record in Plat Book 1835, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mohamed Bing Baksh and wife, Susan Baksh, by deed dated June 22, 2007, from Sallie M. Simpson and husband, Paul Simpson, of record in Instrument No. 20070625-0075517, Register's Office for Davidson County, Tennessee. By Deed dated July 14, 2012, of record in Instrument No. 20121106-0102456, said Register's Office, Mohamed Bing Baksh and wife, Susan Baksh, conveyed subject property to 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.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "E" in Instrument No. 20020214-0019862 amended in Instrument No. 20020523-0063131, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20080222-0017558, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20080222-0017616, Instrument No. 20101004-0079010, Instrument No. 20120628-0056775, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of January, 20 15.

Mohamed Bing Baksh, Trustee of the Mohamed Bing Baksh Trust, a revocable trust as to an undivided one-half interest

Susan Haws Baksh, Trustee of the Susan Haws Baksh Trust, a revocable trust, as to an undivided one-half interest, as tenants in common

State of California

County of Orange

On this 28th day of January, 2015, before me the undersigned authority, personally appeared Mohamed Bing Baksh, Trustee of the Mohamed Bing Baksh Trust, a revocable trust as to an undivided one-half interest and Susan Haws Baksh, Trustee of the Susan Haws Baksh Trust, a revocable trust, as to an undivided one-half interest, as tenants in common, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Nov 3, 2015

ALEX VARGAS-RUIZ
Commission # 1959078
Notary Public - California
San Diego County
My Comm. Expires Nov 3, 2015

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Sworn and subscribed before me this 28 day of January, 2015.

Notary

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

True Copy Certification

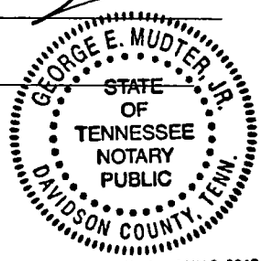
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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:
Notary Seal:



My Commission Expires MAY 3, 2016