BILL GARRETT, Davidson County
Trans:T20150033226 DEEDWARR
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Fees:18.00 Taxes:462.50
20150501-0039205

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Valuable Investment Properties, LLC** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Waleed Hussain and Huda Nagim, Husband and Wife** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit E-101, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, 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 Exhibit A-1 of said Master Deed. Reference is hereby 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 Valuable Investment Properties, LLC, by QuitClaim Deed, from Amy Cross Nance, Trustee, of record in Instrument # 20060331-0036602, Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded March 31, 2006.

Land in Davidson County, Tennessee, being Unit E-103, of Caldwell Court Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6188, page 744, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Valuable Investment Properties, LLC, by QuitClaim Deed, from Valuable Investment Properties, of record in Instrument # 2011107-0083792, Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded November 7, 2011.

Land in Davidson County, Tennessee, being Unit E-105, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, 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 Exhibit A -1 of said Master Deed. Reference is hereby 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 Valuable Investment Properties, LLC, by QuitClaim Deed, from Amy Cross Nance, Trustee, of record in Instrument # 20060331-0036601, Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded March 31, 2006.

Land in Davidson County, Tennessee, being Unit E-106 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, 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 Exhibit A-1 of said Master Deed. Reference is hereby 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 Valuable Investment Properties, LLC, by QuitClaim Deed, from Amy Cross Nance, of record in Instrument # 20060331-0036593, Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded March 31, 2006.

Land in Davidson County, Tennessee, being Unit E-110, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, 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 Exhibit A-1 of said Master Deed. Reference is hereby 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 Valuable Investment Properties, LLC, by QuitClaim Deed from Dana Moore and wife, Janice Moore, of record in Instrument # 20060331-0036595, Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded March 31, 2006.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 30th day of April, 2015.

Dana Moore — Managing Member

Valuable Investment Properties, LLC

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Dana Moore**, who acknowledged him/her self to be the **Managing Member** of **Valuable Investment Properties, LLC** and who executed the foregoing instrument for the purpose therein contained by signing the name of **Valuable Investment Properties, LLC** by himself/herself as **Managing Member**.

Witness my hand and official seal this 30 day of Apr. 1, 2015.

Notary Public



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of April, 2015.

Notary Public

My Commission Expires: 11-3-15

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Map and Parcel:
147-02-0B-083.00
147-02-0B-085.00
147-02-0B-087.00
147-02-0B-088.00
147-02-0B-092.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Waleed Hussain and Huda Nagim

5013 Packard Drive

Nashville, TN 37211