WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/15 11:39 2 pgs
Fees:13.00 Taxes:407.00
20150721-0071347

P-VRES-15-5600-189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-5-16 (AFFIX SEAL)

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)
Klavish Ali Haji and Musheda Ali Haji	**Movement Mortgage, LLC**	
(NAME) **5600 Country Drive, Unit 189**	(NAME) **841 Seahawk Circle**	**162-09-0B-102.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Virginia Beach, VA 23452**	
(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 **KERRY MICHAEL GARNER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KLAVISH ALI HAJI, AN UNMARRIED WOMAN, AND MUSHEDA ALI HAJI, AN UNMARRIED WOMAN,** 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 Townhouse No. 189, Building No. 1 in a Horizontal Property Regime as shown on the plan of Hickory Valley Condominiums, Phase 3, now known as Country Way Condominiums, as of record in Book 4860, Page 1, as amended in 4890, Page 372, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kerry Michael Garner by Special Warranty deed from HSBC Mortgage Services, Inc. of record in Instrument No. 20090130-0008186 Register's Office for Davidson County, Tennessee, dated January 27, 2009 and recorded on January 30, 2009.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Page 1, amended in Book 4890, Page 372, revised in Book 5050, Page 94; Book 5200, Page 110; Book 5200, Page 120 and Book 5200, Page 131;
- Covenants, Conditions and Restrictions of record in Book 4918, Page 116, amended in Book 4958, Page 346;
- By-Laws of record in Book 4918, Page 125, as amended in Book 4958, Page 346 and Book 8797, Page 918;
- HOA Charter of record in Book 8021, Page 852;
- Easement and right-of-way as contained in the Deed of record in Book 3372, Page 430;
- Easements of record in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5600 Country Drive, Unit 189, Nashville, Tennessee 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 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 17th DAY OF JULY, 2015.

Kerry Michael Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRY MICHAEL GARNER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2016

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

True Copy Certification

I, Yvette Meldrum, 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, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON