WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057007 DEEDWARR
Recvd: 07/05/17 09:34 2 pgs
Fees:13.00 Taxes:177.23

20170705-0067149

Y-5P-17-550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DANA WORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Jignesh Patel	**New Owner**	
(NAME)	(NAME)	**147-02-0B-121.00-CO**
3312 Hudson Ave. Apt. 11 G		
(ADDRESS)	(ADDRESS)	
Union City, NJ 07087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES BUMPAS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIGNESH PATEL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit F-119 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 such Unit.

Being the same property conveyed to James Bumpas by Warranty deed from Michael A. Embree and wife, Patricia L. Embree of record in Instrument No. 20010111-0003439 Register's Office for Davidson County, Tennessee, dated January 08, 2001 and recorded on January 11, 2001.

This conveyance is subject to:
• Taxes for the year 2017 and thereafter a lien not yet due and payable.
• 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 Caldwell Court Condominiums of record in Book 6188, Page 744, as amended in Book 10016, page 185, Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, with By-Laws for Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. appended thereto as Exhibit "B".
• Charter of Caldwell Court Condominium Association, Inc. of record in Book 6188, Page 452, as amended in Instrument No. 20070103-0001049, in the Register's Office for Davidson County, Tennessee, and also attached as Exhibit "C" to the Master Deed in Book 6188, page 744, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan attached as Exhibit "A-2" to the Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville of record in Book 4895, Page 829, in the Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 6188, Page 787, in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 2331, Page 38 and Book 2900, Page 131, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record as Instrument Number 20010111-0003439 in the 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: **550 Harding Place Apt F119, 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 28th DAY OF JUNE, 2017.

James Bumpas
James Bumpas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BUMPAS, 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 28th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

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