WARRANTY DEED

Bill Garrett Davidson County
Batch# 3678 DEEDWARR
09/22/2017 09:39:48 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20170922-0097286

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$405,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of September, 2017

Notary Public
My Commission expires: 3-6-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ahmed Naji	New Owner	114-07-0B-126.00CO
1017 Wellmoor Court		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shilpa Kapoor, and husband, Aakash Kapoor**, hereinafter called the GRANTORS do hereby bargain, sell, convey and confirm unto **Ahmed Naji**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: and wife, Samira Alabdi

Land in Davidson County, Tennessee, being Lot No. 115, as shown on the map entitled Plan of Section 5, Westchase, of record as Instrument Number 20041215-0149127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shilpa Kapoor, unmarried from Mohammad K. Islam and Maria D. Islam, husband and wife by Warranty Deed on May 29, 2015, of record in Instrument Number 20150601-0050156, Register's Office for Davidson County, Tennessee. Aakash Kapoor hereby joining in this conveyance to convey any right, title and interest by virtue of marriage to Shilpa Kapoor.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,619.27 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 114-07-0B-126.00CO, which are not due until 10/1/2017.
- Subject to all matters on Plan of record in Instrument No. 20041215-0149127, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20021126-0146387, as amended in Instrument No. 20050602-0062617, and Instrument No. 20170420-0038781, Register's Office for said County; Rules and Regulations of record in Instrument No. 20151210-0124243, and Instrument No. 20160308-0021966, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Westchase Owner's Association, Inc., of record in Instrument No. 20060921-01177333, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of P.U.D. Boundary, Westchase, of record in Plat Book 9700, Page 521, Register's Office for said County; TVA Easement of record in Book 751, page 374, Book 787, page 13, Book 787, page 14, Register's Office for said County; Agreement for Dedication of Easements for Public Utilities of record in Book 8626, page 852, Instrument No. 20021104-0134795, Instrument No. 20050509-0052105, and Instrument No. 20050509-0052106, Register's Office for said County; Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, page 720, and Instrument No. 20021028-0131574, Register's Office for said County; Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484, page 315, in said Register's Office. The location of the cemetery is set forth on an unrecorded Survey by H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998. Storm Water Detention Agreement of record in Instrument No. 20011020-0126238, Register's Office for said County; Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20100219-0012994, Register's Office for said County; Easement for the flow of Overall Creek.
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Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1017 Wellmoor Court, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 28, 2017.

Shilpa Kapoor.
Shilpa Kapoor

A. Kapoor
Aakash Kapoor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shilpa Kapoor and Aakash Kapoor,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 28, 2017

My commission expires 5-3-2021

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.