Bill Garrett Davidson County
Batch# 6169 DEEDWARR
09/29/2017 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20170929-0100131

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON Summr

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-30-21
(AFFIX SEAL)

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Y-RR-17-3273

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)
Elise M. Thompson	New Owner	
(NAME)	(NAME)	**141-06-0D-073.00-CO**
3273 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **SAIRA FARRUKH AND KASHIF HAMEED, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELISE M. THOMPSON, A SINGLE WOMAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 73 of Horizontal Property Regime Private Element Plat of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Saira Farrukh, an unmarried woman by Warranty deed from Tracy C. Monette, an unmarried woman of record in Instrument No. 20061018-0129101 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 18, 2006. Saira Farrukh having since married. Kashif Hameed joins in this instrument to convey any marital interest he may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Area of record in Instrument Number 20030303-0017398, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area to Homeowner Association of record in Instrument Number 20030303-00273995 and Instrument No. 20030806-0111892, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- All matters shown on Boundary Plan in Instrument No. 20020709-0082561
- Easement(s) for rights granted to Nashville Chattanooga & St. Louis Railway of record in Book 1298, Page 244, in the aforesaid Register's Office.
- Easement(s) for Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 7601, Page 415, in the aforesaid Register's Office.

- Easement(s) for Storm Water Detention Agreement of record as Instrument No. 20021217-0155374 and 20031106-013291, in the aforesaid Register's Office.
- Grant of Easement of record in Instrument Number 20121114-0104692, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20061018-0129101 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: **3273 Harpeth Springs Drive, Nashville, Tennessee 37221**.

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 27th DAY OF SEPTEMBER, 2017.

Saira Farrukh by Laura Mitchell, Attorney-in-fact
Saira Farrukh by Laura Mitchell, Attorney-In-Fact

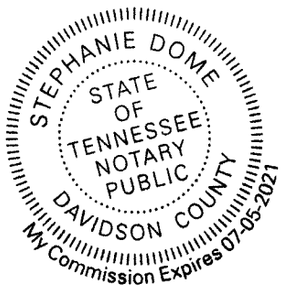
Kashif Hameed by Laura Mitchell, Attorney-in-fact
Kashif Hameed by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAIRA FARRUKH AND KASHIF HAMEED, and who acknowledged he/she/they executed the same as the free act and deed of the said SAIRA FARRUKH AND KASHIF HAMEED.

Witness my hand and official seal, this the 27th of September, 2017.

Stephanie Dome
Notary Public
My Commission Expires: 7-5-2021
(SEAL)



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

True Copy Certification

I, KEMBERLY POWELL, 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 Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)