WARRANTY DEED

Bill Garrett Davidson County
Batch# 36824 DEEDWARR
12/13/2017 02:44:58 PM 2 pgs
Fees: $13.00 Taxes: $199.80

20171213-0127250

Y-CP-17-550-F113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Paggy Wu	**New Owner**	
(NAME)	(NAME)	
813 Cherry Laurel Ct		**147-02-0B-115.00.CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **WALEED HUSSAIN AND HUDA NAGIM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAGGY WU,** 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 tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Unit F-113, 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 61 88, 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-I 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 a portion of the same property conveyed to Waleed Hussain and Huda Nagim by Warranty deed from Valuable Investment Properties, LLC of record in Instrument No. 20150729-0074657 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 29, 2015. Said propert was not a primary or marital residence for Waleed Hussain and Huda Nagim.

This conveyance is subject to:
- Subject to 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.
- 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 and Appointment of Substitute Trustee recorded in Instrument No. 20080625-0065590, 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 and Book 6188, Page 804, 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.
- 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **550 Harding Pl. #F113, 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 11th DAY OF DECEMBER, 2017.

Waleed Hussain

Huda Nagim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALEED HUSSAIN, 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 11th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUDA NAGIM, 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 11th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212