Bill Garrett Davidson County
Batch# 116241 DEEDWARR
07/13/2018 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $160.95
20180713-0068099

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN, 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawneaqua Edwards	Shawneaqua Edwards	147020B07300
(NAME)	(NAME)	
550 Harding Place, D-111	6680 Charlotte Pike, #C13	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37209	
(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 considerations, the receipt of which is hereby acknowledged, I **Zeinab Omar Muse, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shawneaqua Edwards, unmarried**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-111, 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 interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plant of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

Being the same property conveyed to Zeinab Omar Muse by Warranty Deed from Equity Trust Company Custodian FBO Z108932 IRA, dated February 16, 2015 and recorded February 20, 2015 of record in Instrument No. 20150220-0014845, Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: Covenants, conditions, restrictions and easements, if any, recorded as Book 6188, Page 744, Amended Recorded as Instrument No. 20070509-0055551, Amended Recorded as Instrument No. 20071011-0120947 and Appointment of Successor Trustee recorded in Book 10016, Page 185; Bylaws recorded in Book 6188, Page 787; Agreement for Dedication of Easement recorded in Book 4895, Page 829; Land Use Restriction Agreement, including terms and conditions thereof as recorded in Book 8860, Page 818; Charter of Caldwell Court Condominium Association, Inc., recorded in Book 6188, Page 453 and Amended recorded as Instrument no. 20070103-0001049, in the Register's Office of Davidson County, Tennessee. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 550 Harding Place, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hands this 11th day of July, 2018

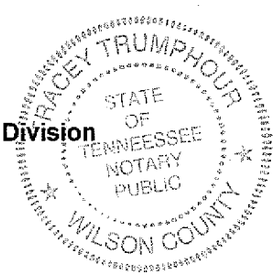
Zeinab Omar Muse

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public, Zeinab Omar Muse, 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 executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this the 11th day of July, 2018.

Notary Public:
My Commission Expires: 5.17.21



Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, 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: Sept 20, 2020

