WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142006 **DEEDWARR**
09/17/2018 03:59:59 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20180917-0092230

Y-CP-18-550-E103&107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOMM
STATE OF TENNESSEE
NOTARY PUBLIC
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)
Lu Li	**New Owner**	
(NAME)	(NAME)	
2233 Placid Way		**147-02-0B-085.00-CO AND 147-02-0B-089.00-CO**
(ADDRESS)	(ADDRESS)	
Ann Arbor, MI 48105		
(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, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LU LI, A MARRIED PERSON,** 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 Unit E-103 and E-107, of Caldwell Court Condominiums in Davidson County, Tennessee, as created under Title 66, Sections 2701 Et Seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6188, Page 744, said Register's Office, 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 Plan of Caldwell Court Condominium Apartments, of record in Exhibit A-2, of said Master Deed, said Register's Office for a more complete identification of said Unit.

Unit E-107

Being the same property conveyed to Waleed Hussain and Huda Nagim by Warranty deed from Equity Trust Company Custodian FBO Z108932 IRA of record in Instrument No. 20150325-0025607 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on March 25,. 2015. (Value of consideration shown in aforementioned deed $25,000.00.) Being also known as 550 Harding Pl Apt E107 Nashville, Tennessee 37211.

Unit E-103

Being a portion of the same property conveyed to Waleed Hussain and Huda Nagim, husband and wife by Warranty deed from Valuable Investment Properties, LLC of record in Instrument No. 20150501-0039205 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 01, 2015.

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, Book 2331, Page 380 in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20150211-0012557, in the Register's Office for Davidson County, Tennessee.
- Land Use Restriction Agreement of record in Book 8860, Page 818, in the Register's Office for Davidson County, Tennessee.
- By-Laws as shown of record in Book 6188, Page 787, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **550 Harding Pl Apt E103 & E107, 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 14th DAY OF SEPTEMBER, 2018.

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 14th of September, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 14th of September, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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