WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2018.

Notary Public

COMMISSION EXPIRES: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 158147 **DEEDWARR**
11/09/2018 01:59:44 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20181109-0111154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aryan Khalid Dawoodi	NEW OWNER	147-02-0A-022.00-C
(NAME)	(NAME)	
523 Harding Place, C-22	817 3rd Ave N., #404	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Walter L. Hughes and Nancy Carolyn Hughes, Trustees of Hughes Trust Agreement Amended and Restated on May 23, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aryan Khalid Dawoodi, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND 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 22, Building C in the Coach House (a Condominium), created under Chapter 27, Title 64 of the Tennessee Code Annotated and as established by a Master Deed of record in Plat Book 4809, Page 839, and amended in Book 4813, page 964, in the Register's Office for Davidson County, Tennessee, and as shown on the Plat of The Coach House, of record in Book 4675, page 107, said Register's Office, to which reference is hereby made for a complete legal description.

Being the same property conveyed to Walter L. Hughes and Nancy Carolyn Hughes, Trustees of Hughes Trust Agreement Amended and Restated by Deed from Walter Lee Hughes and Nancy Carolyn Hughes, husband and wife, recorded on March 3, 2011, in Instrument No. 201102030009590, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 523 Harding Place, C-22 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (Postal Zip)

File No.: 547-18
Warranty Deed Individual eRec LES rev. 09-2018

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BUHS-18-523-C22

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 6th day of November, 2018.

Hughes Trust Agreement Amended and Restated

By: Walter L. Hughes Trustee
Walter L. Hughes, Trustee

By: Nancy Carolyn Hughes Trustee
Nancy Carolyn Hughes, Trustee

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Walter L. Hughes and Nancy Carolyn Hughes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees under that certain Trust Agreement dated February 1, 2011 and restated on May 23, 2012, for the benefit of the **Hughes Trust Agreement,** and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as trustees of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 6th day of November, 2018.

Leslie C Loughlin
Leslie C. Loughlin

Commission Expires: 1/3/22

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022