WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

Karen Y Johnson Davidson County
Batch# 173997 **DEEDWARR**
12/13/2018 03:33:14 PM 2 pgs
Fees: $13.00 Taxes: $102.86

20181213-0121548

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)
Soyra Sadhi McGuire	**New Owner**	
(NAME)	(NAME)	**147-02-0B-003.00-CO**
6718 Stewarts Ferry Pk		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **EQUITY TRUST COMPANY F/B/O 108932,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOYRA SADHI MCGUIRE, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. A-103, 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 Plan 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 a portion of the same property conveyed to Equity Trust Company f/b/o 108932 by Successor Trustee's deed from Scott C. Williams, Esq., Substitute Trustee of record in Instrument No. 20111129-0092649 Register's Office for Davidson County, Tennessee, dated November 29, 2011 and recorded on November 29, 2011.

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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **550 Harding Pl Apt A103, 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 30th DAY OF NOVEMBER, 2018.

Equity Trust Company f/b/o 108932

BY: _____
Authorized Signer

MATTHEW COLLIER
Corporate Alternate Signer

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Cuyahoga

Before me, the undersigned Notary Public, personally appeared Matthew Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED SIGNER of EQUITY TRUST COMPANY F/B/O 108932, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED SIGNER.

Witness my hand and official seal, this the 29th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

NOTARIAL SEAL
STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

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