WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

A-VRES-18-6952-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Y Johnson Davidson County
Batch# 181328 **DEEDWARR**
01/08/2019 08:03:56 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190108-0001807

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Scott Wright	**New Owner**	
(NAME)	(NAME)	**143-01-0C-012.00-CO**
2001 Palm Drive Unit F103		
(ADDRESS)	(ADDRESS)	
Flagler Beach, FL 32136		
(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, **RAHAMAN SUARA SUARA AND ZULFAT SUARA, HUSBAND AND WIFE AND ZAINAB SUARA, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT WRIGHT, MARRIED,** 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, being Unit No. 112 on the Plan of First Revision Horizontal Property Regime Common Element Plat of West Port Landing Condominiums of record in Instrument No. 20040310-0027295, as established by Master Deed of record in Instrument No. 20031031-0160421 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rahaman Suara and wife, Zulfat Suara, and Zainab Suara, all as joint tenants with right of survivorship by Warranty Deed from Brian Todd Minges, an unmarried man of record in Instrument No. 20140311-0020437, Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 11, 2014. (Value of consideration shown in aforementioned deed $136,500.00 and Scrivener's Affidavit recorded on March 27, 2014 in Instrument No. 20140327-0025356.) Being also known as 6952 Highway 70 South, Unit 112, Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030116-0006958, as revised in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Port Landing Condominiums of record in Instrument Number 20031031-0160421, Register's Office for Davidson County, Tennessee, with By-Laws of West Port Landing Condominiums Homeowners Association, Inc. appended thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Westport Landing, a Condominium Development, of record in Instrument No. 20040526-0061758, as amended in Instrument Number 20041201-0143197, Register's Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010605-0058195, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement of record in Book 6532, Page 900 and Book 6431, Page 395, 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: **6952 Highway 70 South, Unit 112, Nashville, Tennessee 37221**.

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 31 DAY OF DECEMBER, 2018.

Rahaman Suara Suara

Zulfat Suara by Rahaman Suara as Attorney-in-Fact

Zainab Suara by Rahaman Suara as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHAMAN SUARA SUARA, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHAMAN SUARA SUARA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ZULFAT SUARA, and who acknowledged he/she/they executed the same as the free act and deed of the said ZULFAT SUARA.

Witness my hand and official seal, this the 31st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHAMAN SUARA SUARA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ZAINAB SUARA, and who acknowledged he/she/they executed the same as the free act and deed of the said ZAINAB SUARA.

Witness my hand and official seal, this the 31st of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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