THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is ~~$~~1,100,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of April 2020.

Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 382862 DEEDWARR
04/08/2020 09:51:37 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20200408-0036879

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Monirul Quasem 1064 Morton Mill Rd Nashville, TN 37221	New Owner	103-14-0-B-300.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

WILLIAM B. ALLEN, married

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

MONIRUL QUASEM

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto.

BEING improved property known as 85 White Bridge Road, Unit 300, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except as set forth on the attached Exhibit "B". Grantor does further covenant and bind himself, his successors and assigns,

to warrant and forever defend the title to said land to the said Grantee, Grantee's 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.

This property is investment property and has not been the principal residence of the Grantor or his spouse.

WITNESS my hand this 7th day of April 2020.

WILLIAM B. ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, WILLIAM B. ALLEN, 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 within instrument for the purpose therein contained.

WITNESS my hand, at office, this 7th day of April 2020.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 300, together with the appurtenant interest in the common elements of 85 White Bridge Road Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070309-0029624, as amended in Instrument No. 20080627-0066504, and Instrument No. 20110921-0073088, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Master Deed.

Being the same property conveyed to WILLIAM B. ALLEN, MARRIED, by Warranty Deed from WILLIAM B. ALLEN, CHARLES C. ALLEN and JUDITH NICOLE ALLEN, CO-TRUSTEES of the Massmark Companies, Inc. Defined Benefit Plan, as Co-Trustees, dated March 1, 2016, of record in Instrument No. 20160303-0020499, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2020 and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed of 85 White Bridge Road Condominiums and By-Laws of record in Instrument No. 20070309-0029624 as amended in Instrument No. 20080627-0066504 and 20110921-0073088, said Register's Office.

3. Charter of 85 White Bridge Road Condominium Association, Inc., of record in Instrument No. 20071206-0141420, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 2750, Page 521, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4030, Page 914, and Book 4419, Page 306, said Register's Office.

6. Storm Water Detention Agreement, of record in Instrument No. 20050505-0050747, said Register's Office.

7. Ingress/Egress and Parking Rights Easement of record in Instrument No. 20061011-0126297, said Register's Office.

8. Agreement regarding building setback lines, of record in Book 4085, Page 118, said Register's Office.

9. All matters shown on the Boundary Plats, of record in Book 2663, Page 50 and Instrument No. 20020426-0051665, said Register's Office.