This instrument prepared by:
TrustLand Title & Escrow, LLC.
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **07-1428**

Davidson County DEEDWARR
Recvd: 03/02/07 11:26 3 pgs
Fees:18.00 Taxes:773.30
20070302-0025925

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **February 16, 2007** by and between **Wahidi Construction, LLC., a Tennessee limited liability company, ("Grantor")** parties of the first part, and **Mary Booker, Married, ("Grantee")** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 2, CALVIN MCKEE PROPERTY, as shown on plat of record in Instrument No. 20011001-0107938, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wahidi Construction, LLC., a Tennessee Limited Liability Company by Warranty Deed from Sandra H. Meadows, recorded on the 3rd day of July, 2006 in Instrument No. 20060703-0079590, in the Register's Office of Davidson County, Tennessee, Also being the same property conveyed to Sandra H Meadows, by Quitclaim Deed from Sara A Allen and husband Loyd Allen, recorded on the 2nd day of November, 2007 in Instrument No. 20011102-0120076, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

County taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALVIN MCKEE PROPERTY, as recorded in Instrument No. 20011001-0107938 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Articles of Organization recorded at Instrument No. 20060327-0034581.

Note: All of the recording information contained herein refers to the Public Records of **Davidson** County, **TN**, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records of said county, unless indicated to the contrary.

Parcel ID #: **120-5 210.00**
☒ Improved OR
☐ Unimproved property located at: **736 Woodmere Drivve, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness our hands on the **16th** day of **February, 2007.**

Wahidi Construction, LLC.

By: **Ahmad Wahidi**
It's: **Chief Manager**

State of **Tennessee**

County of **Davidson**

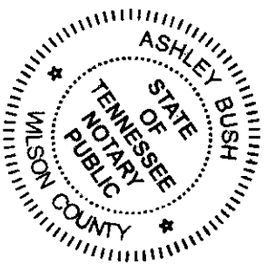
Before me, the undersigned of the State and County mentioned, personally appeared **Ahmad Wahidi** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Wahidi Construction, LLC.,** the within named bargainor, a limited liability company, and that such **Ahmad Wahidi**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **16th** day of **February, 2007.**

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10/2/10



State of **Tennessee**

County of **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$209,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Booker

Affiant

Subscribed and sworn to before me this **16th** day of **February, 2007.**

Ashley Bush

Notary Public

My Commission Expires: 10/2/10

Owner's Name: **Mary Booker**

and Address: **736 Woodmere Drivve, Nashville, Tennessee 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes):
MILA, Inc
P O Box 10334
Van Nuys, CA 91410-0334