WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/08 08:47 2 pgs
Fees:13.00 Taxes:1369.00

20080107-0001380

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Lineberry	SunTrust Mortgage, Inc.	063
(NAME)	(NAME)	
1556 Stokley Lane	11359 Lebanon Rd.	04-O-A
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt. Juliet, TN 37122	8.00CO
(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, WE, Wahidi Construction, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Lineberry, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43 on the Plan of Cleveland Hall Subdivision, Phase Three, as shown on plat of record in Instrument No. 20060106-0002332, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Wahidi Construction, LLC by Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company filed of record in Instrument No. 20060905-0109479, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Instrument No. 20060106-0002332, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 11725, Page 76; Instrument No. 20050307-0024504; Instrument No. 20051202-0144894; Instrument No. 20060113-0005680 and Instrument No. 20071220-0146113, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 11725, Page 110, Register's Office of Davidson County, Tennessee.

Subject to a Sanitary Sewer Easement as shown of record in Book 8006, Page 677, Register's Office of Davidson County, Tennessee.

Subject to a Public Utility Easement as shown of record in Book 7844, Page 242, Register's Office of Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement as shown of record in Instrument No. 20041115-0136615, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of Cumberland Utility District as shown of record in Book 7994, Page 173, and Book 8068, Page 524, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of BellSouth Telecommunications as shown of record in Book 11725, Page 325, Register's Office of Davidson County, Tennessee.

Subject to the Charter for Cleveland Hall Homeowners Association as shown of record in Book 11725, Page 70, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1556 Stokley Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 4th day of January, 2008.

Wahidi Construction, LLC

By: _____

Ahmad T. Wahidi, Managing Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Ahmad T. Wahidi, 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 Managing Member of Wahidi Construction, LLC, the within named bargainor, a limited liability company, and that such Ahmad T. Wahidi executed the foregoing instrument for the purpose therein contained, by personally signing the name of Wahidi Construction, LLC as Managing Member.

Witness my hand and official seal at Mt. Juliet, Tennessee this 4th day of January, 2008.
Commission expires: May 3, 2010

_____

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds