RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/08 10:39 2 pgs
Fees:13.00 Taxes:898.73
20080221-0016943

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

JAI KEHEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Sekvan B. Mohammed	U.S. Bank N.A.	
(NAME)	(NAME)	
5209 Ridgefalls Way	9321 Olive Boulevard	Map 173-4A
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Louis, MO 63132	Parcel 223
(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, **MIDDLE TENNESSEE HOLDINGS, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SEKVAN B. MOHAMMED, a married man,** 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:

Land in Davidson County, Tennessee, Being Lot No. 223 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development of record in Instrument No. 19991213-0302267, correction in Instrument No. 20000913-0091246, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said Lot.

Being The same property conveyed to Middle Tennessee Holdings, LLC by Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee, dated October 31, 2007, of record November 14, 2007 in Instrument No. 20071114-0133502, Register's Office for Davidson County, Tennessee.

Further Being the same property conveyed to Alvin E. Jackson, Sr. and Shirl L. Jackson, husband and wife by Warranty Deed from James Davis Burney and Diane G. Burney, husband and wife as joint tenants, dated February 26, 2004, of record March 2, 2004, in Instrument No. 20040302-0023617, said Register's Office.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5209 Ridgefalls Way, Antioch, TN 37013

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 our hands this 7th day of February, 2008.

Middle Tennessee Holdings, LLC

By: _____
David R. Jenner, Member

By: _____
Charles W. DeVier IV, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David R. Jenner** and **Charles W. DeVier IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself/himself/themselves to be Member(s)of **Middle Tennessee Holdings, LLC,** , the within named bargainor, a Tennessee limited liability company, and that she/he/they as such Member(s), executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself/himself/themselves as Member(s).

Witness my hand and official seal at Franklin, Tennessee on this 7th day of February, 2008.

My Commission expires: 09/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public