WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/12 13:10 2 pgs
Fees:13.00 Taxes:88.80
20120510-0040647

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$24,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of May, 2012

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

CARL E. DURPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Durphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shina Mustafa	Shina Mustafa	092-03-0-217.00
401 Elaine Court ~~2201 Morena Street~~	401 Elaine Court	
Madison, TN 37115 ~~Nashville, TN 37208~~	Madison, TN 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Solid Ground Management, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shina Mustafa, married,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of the westerly 150 feet of the northerly one-half of Lot No. 3 in the subdivision of Lot 4 of the Elizabeth Harding-Lytle Tract, as of record in Minute Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Morena Street and runs back between parallel lines 182-1/2 feet to an alley, and is part of the property conveyed to Sam Wolf and H. Fineberg by deed from Dora Bader as of record in Book 831, page 401, said Register's Office.

Being the same property conveyed to Solid Ground Management, LLC, by deed from Martha F. Wilson, on April 2, 2012, of record in Instrument Number 20120405-0029343, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee.

This is improved property known as: **2201 Morena Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 2, 2012.

Solid Ground Management, LLC

By April Wiggins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2012, before me, appeared April Wiggins to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the managing member of Solid Ground Management, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said April Wiggins acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY