This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/11/13 14:30 3 pgs
Fees:18.00 Taxes:519.85
20130211-0014046

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of February, 2013, by and between Wendi McConnell and Dawn Hesse, party of the first part, and Sajida Abida, LLC, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING UNIT #1081. TOGETHER WITH THE CARPORT DESIGNATED #1081-C, IN RIVER PLANTATION, SECTION SIX, PHASE ONE, A CONDOMINIUM A HORIZONTAL PROPERTY REGIME.

LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION SECTION SIX, PHASE ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 399 AND 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5794, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE.

Being all or part of the same property conveyed to Dawn Hesse and Wendi McConnell, by virtue of that certain Quit Claim Deed Deed dated May 31, 2012, at Instrument No. 20120604-0048247 and Cash Deed at Instrument No. 20120604-0048245 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

WITNESS the signature of the party of the first part the day and year first above written.

Wendi McConnell

Dawn Hesse by Wendi McConnell,
Attorney In Fact

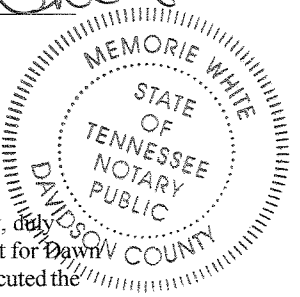
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of February, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13



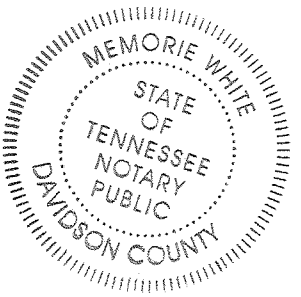
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell to me known to be the Attorney In Fact for Dawn Hesse and who acknowledged that she acting as Attorney In Fact for Dawn Hesse executed the foregoing instrument as the free act and deed of Dawn Hesse.

WITNESS my hand and official seal at office this 8th day of February, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13



Property Owner & Address: Sajida Abida, LLC

Tax Parcel No 142090D07700CO

Property Address: 1081 General George Patton Rd
Nashville, TN 37221

MAIL TAX BILLS TO: Abida Brawley, P.O. Box 220, Ellington, MO 63638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of February, 2013.

Angela G. Batson
Notary Public

My Commission Expires: 1-6-14



Certificate of Authenticity

I, Kim Hollingshead *, 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Notary's Signature

My Commission Expires: 1-6-2014 .

(Notary's Seal (if on paper)

ANGELA G. BAISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014