WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M141271

BILL GARRETT, Davidson County
Trans: T20140082295 DEEDWARR
Recvd: 10/31/14 14:05 2 pgs
Fees: 13.00 Taxes: 855.81
20141031-0100731

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1271

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fred C. Williamson, Jr. Leslie Ann Williamson 6441 Paddington Way Antioch, TN 37013	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	151-09-A-344.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$231,300.00**

Leslie Ann Williamson
Affiant

Subscribed and sworn to before me, this the 27th day of October, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Wahidi Construction, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Fred C. Williamson, a married man and Leslie Ann Williamson, a single woman, as joint tenants with rights of survivorship, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Final Plat of Phase 3, Section 3A, Long Hunter Chase, of record in Instrument no. 20081014-0103114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company by Special Warranty Deed from JCH Development Company, Inc., a Tennessee corporation, dated March 26, 2014, recorded April 4, 2014, of record in Instrument No. 20140404-0028243, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to JCH Development Company, Inc. by Deed dated December 23, 1988, recorded December 30, 1988, of record in Book 7739, page 657, said Register's Office.

Fred C. Williamson and Fred C. Williamson, Jr. are one in the same person.

Leslie Ann Williamson and Leslie A. Williamson are one in the same person.

This is improved property located at: **6441 Paddington Way, Antioch, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying his prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever. And we do covenant with the GRANTEE 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **27th** day of **October, 2014.**

WAHIDI CONSTRUCTION, LLC,
a Tennessee limited liability company

By: _____
Ahmad T. Wahidi, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, 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 himself to be the **Chief Manager** of **Wahidi Construction, LLC,** the within named bargainor, a limited liability company, and that he as such **Chief Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Chief Manager.**

Witness my hand and Official Seal this the **27th** day of **October, 2014.**

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

_____
Notary Public
My Commission Expires: _____