BILL GARRETT, Davidson County
Trans:T20150037457 DEEDWARR
Recvd: 05/14/15 09:57 2 pgs
Fees:13.00 Taxes:148.00
20150514-0044309

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2015.

Notary Public

My commission expires: 7-3-17

(AFFIX SEAL)

Mail To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter's Construction LLC	**NEW OWNER**	**163-02-0B-080-00-CO**
120 Sophie Drive		
Antioch, TN 37013		

FOR AND IN 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,

Unique Homes LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter's Construction LLC, a Tennessee limited liability company,

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(s) 30, as shown on the map entitled Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to UNIQUE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NASER RUFAIL AND SHEREN BOTRS, HUSBAND AND WIFE, of record in Instrument No. 20150407-0030416, dated April 6, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **268 Took Drive, Nashville, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 8th day of May, 2015.

Unique Homes, LLC

Magdi Hanna

By: Magdi Hanna
Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Magdi Hanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Sole Member of Unique Homes, LLC the within named bargainor, a corporation, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Magdi Hanna as Sole Member of Unique Homes, LLC.

Witness my hand, at office, this 12th day of May, 2015.

Sarah Gibson

my commission expires: 3-23-2019

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY