THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2015

Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew W. Rice Tondaleyo Rice 6456 Paddington Way Antioch, TN 37013	Acopia, LLC 306 Northcreek Blvd, Suite 100 Goodlettsville TN 37072	151-9-A-340.00

BILL GARRETT, Davidson County
Trans:T20150108180 DEEDWARR
Recvd: 12/22/15 14:24 2 pgs
Fees:13.00 Taxes:943.50
20151222-0128801

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**

Jacqueline G Burns
Affiant

Subscribed and sworn to before me, this the 17th day of December 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wahidi Construction, L.L.C., a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew W. Rice and Tondaleyo Rice, husband and wife,** 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. 259, 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 plan 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 January 8, 2015, recorded January 20, 2015, of record in Instrument No. 20150120-0005578, 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.

This is ☒ Improved OR ☐ Unimproved property located at: **6456 Paddington Way, Antioch, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its 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 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. Whenever 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 on the **17th** day of **December, 2015**.

Wahidi Construction, LLC

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 him/herself to be the **Chief Manager** of **Wahidi Construction, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she 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 him/herself as **Chief Manager**.

Witness my hand and Official Seal this the **17th** day of **December, 2015**.

_____
Notary Public
My Commission Expires:

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