Davidson County	DEEDWARR
Recvd: 02/12/16 13:42	2 pgs
Fees:13.00 Taxes:1035.63	
20160212-0013849	

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2310
160114

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David A. Taaffe Diana Lorraine Taaffe 316 Lawndale Drive Nashville, TN 37211	Highlands Residential Mtg. 12001 N. Central Expressway Ste 750 Dallas, TX. 75243	119-040-148.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$279,900.00**

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2016.

Notary Public

My Commission Expires: 5-8-18
(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, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David A. Taaffe and Diana Lorraine Taaffe, 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, State of Tennessee, described as follows, to wit:

Being Lot No. 147 on the Map of Glencliff Estates, Section Three, as of record in Book 1424, page 1, Register's Office for said County.

Said lot No. 147 fronts 100 feet on the southerly side of Lawndale Drive and runs back between lines 270.3 feet on the easterly line and 247.20 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 150.8 feet.

Being the same property conveyed to Wahidi Construction, LLC, a Tennessee limited liability company, by Warranty Deed from The Estate of Margaret W. Cayce, dated June 30, 2015 and being recorded in the Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **316 Lawndale Drive, Nashville, TN 37217**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to grantee 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 **11th** day of **February, 2016**.

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 **11th** day of **February, 2016**.

_____
Notary Public
My Commission Expires:

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

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018