WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-KW-16-144-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wahidi Construction, LLC	**Same as New Owner**	
(NAME)	(NAME)	**119-15-0-175.00**
713 Woodmere Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37127		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BEVERLY FINLEY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WAHIDI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A triangular tract of land lying in the 30th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being all of the remainder of Lot No. 20 on the plan of Resubdivision of Lots 19 & 20, Southlake, Section III, of record in Instrument No. 20000609-0057574, amending Plat Book 2331, page 97, Register's Office for said County not used as right of way as shown on a survey made by the State of Tennessee, Department of Highways, project No. S-6326, Tract #70.

Beginning at the rear corner of Lots 19 and 20 as shown on said Plan, thence Northwestwardly 150 feet, more or less, along the line between said lots to a point; thence Eastwardly 125 feet, more or less, along the Southerly margin of the new relocated Tallwood Drive to a point; thence Southerly 60 feet, more or less, along the rear line of the remainder of Lot No. 20 to the point of the beginning.

Being a portion of the same property conveyed to Kenneth Finley and wife, Beverly Finley by Warranty deed from Dianna Foster, an unmarried person of record in Book 11536, page 89 Register's Office for Davidson County , Tennessee, dated June 18, 1999 and recorded on June 21, 1999. The said Kenneth Finley having since died on August 20, 2002, leaving the said Beverly Finley as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 2331, Page 97 and revised in Instrument No. 20000609-0057574, Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress as shown in Deed of record in Book 3616, Page 497, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, Page 804, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **144 Tallwood Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160014770 DEEDWARR
Recvd: 02/23/16 12:01 2 pgs
Fees:13.00 Taxes:259.00
20160223-0017131

Witness my/our hand(s) this the 22nd DAY OF FEBRUARY, 2016.

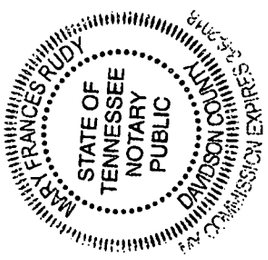
Beverly Finley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY FINLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212