BILL GARRETT, Davidson County
Trans:T20160021026 DEEDWARR
Recvd: 03/15/16 09:54 2 pgs
Fees:13.00 Taxes:1119.25
20160315-0024355

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1248

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lee Ann Faulkner-O'Brien 729 Johns Parkway Brentwood TN 37027	New Owner	124-36.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$302,500.00**

LA O'Brien

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2016.

Notary Public

My Commission Expires: (Affix Seal) 10:18:16

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 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 **Lee Ann Faulkner-O'Brien, an unmarried woman,** 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:

A tract or parcel of land located in the 4th Civil District or Davidson County, Tennessee, described according to, and being identified as Tract 10 on an unrecorded survey by J, Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northeast corner of this tract and also being 2901.31' west of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc., property, of which this is a part; thence leaving the margin of said pike S 07 deg. 02' 59" W 419.80' to an iron pin, thence S 82 deg. 57' 01" E 44.50' to an iron pin; thence S 07 deg. 02' 59" W 220.79' to an iron pin in the line of the U.S. Government land and a fence; thence with the Government line N 54 deg. 55' 06" W 910.63' to an iron pin in the southerly margin of Hobson Pike; thence with the margin of said Pike and a curve to the right having a radius of 914.93'and a long chord of 347.35', said chord having a bearing of N 75 deg. 14' 27" E a distance along the curve of 349.47' to a concrete highway monument; thence N 86 deg. 13' 06" E 444.74' to the point if beginning, containing 6.02 acres more or less.

Being the same property conveyed to Wahidi Construction, LLC by Warranty Deed from Timothy R. Osburne, Thomas L. Osburne and Theodore D. White, as devisees under will for the Estate of Patricia Osburne Bonds, dated January 15, 2016, recorded January 26, 2016, of record in Instrument No. 20160126-0007251, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Patricia Osburne Bonds by Special Warranty Deed from Federal National Mortgage Association, dated September 23, 1989, recorded December 27, 1989, of record in Book 8011, page 354, Register's Office for Davidson County, Tennessee. The said Patricia Osburne Bonds having since died on February 23, 2015, property passing to the devisees under the Last Will & Testament probated in Case No. 15P-480, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This is ☒ Improved OR ☐ Unimproved property located at: **3320 Hobson Parkway, Hermitage, TN**

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 **10th** day of **March, 2016**.

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 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 **10th** day of **March, 2016**.

_____
Notary Public
My Commission Expires:

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