WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 2.3.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shadia Uma Johura Oni	REGIONS MORTGAGE	13413022800
(NAME)	(NAME)	
277 Largo Drive	2050 PARKWAY OFFICE CIR, RCN-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nikkin Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shadia Uma, Married and Johura Oni, Married,** 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:

BEING Lot No. 354 on the Plan of Hillbrook Estates, Section 6, as shown by plat of record in Plat Book 4175, Page 7, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nikkin Construction, LLC by deed from Linda Moore, widowed, dated 4-15-16 of record in Instrument #201605030043417, Register's Office for said County.

This is improved ☑ property, known as 277 Largo Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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:T20160085427 DEEDWARR
Recvd: 09/28/16 15:42 2 pgs
Fees:13.00 Taxes:814.00
20160928-0102470

Witness my hand this 28th day of September, 2016.

NIKKIN CONSTRUCTION, LLC

Nicole Bird
Chief Manager

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th of September, 2016, within my jurisdiction, the within named Nicole Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Chief Manager of Nikkin Construction, LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed she executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

WITNESS my hand and seal this 28th day of September, 2016.

Notary Public Carla R. Dillard
My Commission Expires: 12.8.20

File No.: 0591

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE