BILL GARRETT, Davidson County
Trans: T20160098198 DEEDWARR
Recvd: 11/07/16 09:05 2 pgs
Fees: 13.00 Taxes: 1602.10
20161107-0117386

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
File No: M165619

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $433,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2016.

Notary Public

My Commission Expires: 9-10-2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin L. Harper 144 Tallwood Drive Nashville, TN 37211	Mortgage Investor Group, 8320 East Walker Springs Lane, Suite 200, Knoxville, TN 37923	119-15-175.00

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 **Kevin L. Harper a single man**, 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 all of Lot No. 20, Resubdivision of Lots 19 & 20, Southlake, Section 3, as shown on plan appearing as Instrument No. 200006090057574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more exact details as to location and description of said lot.

Being the same property conveyed to Wahidi Construction, LLC, a Tennessee limited liability company by Warranty Deed from Beverly Finley, unmarried, dated February 22, 2016, recorded February 23, 2016, of record in Instrument No. 20160223-0017131, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Kenneth Finley and wife, Beverly Finley by Warranty Deed from Dianna Foster, an unmarried person, dated June 18, 1999, recorded July 21, 1999, of record in Book 11536, page 89, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **144 Tallwood Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien now due and payable, with the Grantee paying their prorated share thereof to the 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2016.

Wahidi Construction, LLC, a Tennessee limited liability Company

By: Ahmad T. Wahidi
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ahmad T. Wahidi, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Member of Wahidi Construction, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Wahidi Construction, LLC, by the said Ahmad T. Wahidi as its Member.

WITNESS my hand and seal at office this 4th day of November, 2016.

Notary Public

My Commission expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017