PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m1165642

BILL GARRETT, Davidson County
Trans:T20160101186 DEEDWARR
Recvd: 11/16/16 10:39 3 pgs
Fees:18.00 Taxes:851.00
20161116-0120794

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Robert Morgan Henry has this day bargained and sold and does hereby transfer and convey unto Wahidi Construction, LLC, A Tennessee Limited Liability Company, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, August 16, 1966, as follows:

BEGINNING at a point on the southerly margin of Pin Hook Road, 446 feet west of the northwest corner of the property conveyed to William P. Lovvorn by deed of record in Book 1975, Page 284, Register's Office for said County; thence south 3 degrees West 750 feet; thence south 87 degrees West 143 feet to a point in the eastern boundary line of the property owned by Sanders; thence with Saunders; thence with Saunders' line, south 3 degrees West 830 feet to the northwest corner of property conveyed to Jayne Ellen Jones by deed of record in Book 4052, Page 346, said Register's Office; thence with the northerly line of said property, North 87 degrees East 465 feet; thence continuing with Jones' line, North 3 degrees East 1533 feet to the southerly margin of Pin Hook Road; thence with the margin of Pin Hook Road, westerly 326 feet to the point of beginning, containing 14.5 acres, more or less.

IINCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIPTED PROPERTY:

Being that certain tract or parcel of land conveyed to James I. Henry and wife, Linda F. Henry by Quitclaim Deed from Spencer M. Henry and wife, Ruth H. Henry, dated February 27, 1981, recorded February 27, 1981, of record in Book 5715, Page 591, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Raymond E. Binkley, Surveyor, dated February 2, 1981, which survey is unrecorded, as follows:

BEGINNING at a point on the southerly margin of Pinhook Road, approximately 446 feet west of the northwest corner that was conveyed to William P. Lovvorn by a deed which is of record in Book 1975, Page 284, Register's Office for said County; thence south 3 deg. West 754.2 feet to an existing iron pin; thence south 87 deg. West 145.0 feet to an iron pin; thence south 3 deg. West 652.5 feet to a point, said point is approximately 171.9 feet from the southern portion of the Grantors property; thence North 87 deg. East 238.0 feet to an iron pin or point; thence North 3 deg. East 1390.5 feet to the southern margin of Pinhook Road at an iron pin; thence in a westerly direction along the southern right-of-way line of Pinhook Road, being approximately North 83 deg. West 93 feet to the point of beginning. Said parcel contains 5.1 acres more or less.

THE REMAINING ACREAGE AFTER THE ABOVE DESCRIBED EXCLUSION IS FURTHER DESCRIBED AS FOLLOWS:

Surveyor's Description
3947 Pin Hook Road
In Antioch, Davidson County, Tennessee
Property Map 165, Parcel 87

Beinga tract or parcel of land located in Davidson County, Tennessee, said tract being the property conveyed to Robert M. Henry by Quitclaim Deed of record as Instrument Number 20060523-0060206, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point located in the southerly right-of-way line of Pin Hook Road, said point being the northwesterly corner of Peppertree Forest Subdivision, Section Four, as of record in Plan Book 7900, Page 426, Register's Office for Davidson County, Tennessee, and being the northeasterly corner of the herein described tract; Thence leaving said right-of-way line with the westerly line of Peppertree Forest Subdivision, Section Four, South 3 deg. 00min 00sec West, 1532.7 feet, more or less, to an existing iron pipe; Thence, continuing with the northerly line of Peppertree Forest Subdivision, Section Four and Eight, South 87 deg. 39min 00sec West, 471.2 feet, more or less, to an existing iron pipe; Thence, continuing with the easterly line of Peppertree Forest Subdivision, Section Nine, as of record in Plan Book 7900, Page 760, Register's Office for Davidson County, Tennessee, North 3 deg. 00min 00sec East, 177.5 feet, more or less, to an existing iron pin; Thence, leaving said easterly line with the southerly line of property conveyed to Wahidi Construction, LLc by deed of record as Instrument Number 20130522-0051980, Register's Office for Davidson County, Tennessee, North 87 deg. 00min 00sec East, 238.0 feet, more or less, to an existing iron pin; Thence, continuing with the easterly line of the aforementioned Wahidi Construction, LLC property N 3 deg 00 min 00 sec East, 1390.5 feet, more or less, to an existing iron pipe; Thence; leaving said easterly line with thesoutherly right-of-way line of Pin Hook Road South 83 deg 00min 00sec East, 233.0 feet, more or less, to an existing iron pin and the point of beginning. Containing approzimately 9.25 acres by estimation and being the same more or less.

Prepared by:
Benny M. Cantrell
Tennessee RLS 1638
P.O. Box 293192
Nashville, Tennessee 37229
Dated November 5, 2016

BEING the same property conveyed to Robert Morgan Henry by QUITCLAIM DEED from Robert Morgan Henry, Successor Trustee of the Spencer Morgan Henry Revocable Living Trust, dated 05/15/06 and recorded 05/23/06, of record in Instrument Number 20060523-0060206, Register's Office for Davidson County, Tennessee.

This is improved property known as 3947 Pin Hook Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Wahidi Construction, LLC, A Tennessee Limited Liability Company, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 7th day of November, 2016.

Robert Morgan Henry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Robert Morgan Henry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of November, 2016.

YVONNE McCOY HELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 7-31-19

YVONNE McCOY HELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No.: 165-00-0-087.00

Name and address of new owner:
Send tax bills to:
Wahidi Construction, LLC
713 Woodmere Drive
Nashville, TN 37217