THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2016.

Notary Public

My Commission Expires: MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20160113400 DEEDWARR
Recvd: 12/27/16 10:01 2 pgs
Fees:13.00 Taxes:277.50
20161227-0135297

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wahidi Construction, LLC 713 Woodmere Drive Nashville, TN 37127	New Owner	119-11-0-141.00

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, **Jerry Mitchell Strong, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wahidi Construction, LLC, a Tennessee limited liability company**, 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 Lot No. 1 on the resubdivision of part of Lots Nos. 25, 26 and 27 on the Plan of Thompson Lane Park of record in Plat Book 5800, Page 61, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frances Jane Gwynne, a single person by Warranty Deed from Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday, recorded on the 10th day of December, 1985 in Deed Book 6731, Page 443, in the Register's Office of Davidson County, Tennessee. Frances Jane Gwynne died testate on September 27, 2006 and pursuant to the Affidavits of Heirship recorded in Instrument No. 20161021-0111340 and Intrument No. 20161021-0111340, Register's Office for Davidson County, Tennessee, the said Jerry Mitchell Strong is the sole heir at law for Frances Jane Gwynne, deceased.

This is ☒ Improved OR ☐ Unimproved property located at: 112 Blackstone Place, Nashville, TN 37210

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. 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 23rd day of December, 2016.

Jerry Mitchell Strong

Jerry Mitchell Strong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jerry Mitchell Strong**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of December, 2016.

C M Corriveau

Notary Public
My Commission expires: _____

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