WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF January, 2017.

X _____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 2/25/20

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdul Kasim Seidqi	Abdul Seidqi	(TRACT I) 14801226
(NAME)	(NAME)	
206, 208, & 210 Wallace Road	2361 Rader Ridge Road	(TRACT II)14801230
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Antioch TN 37013	(TRACT III) 14801231
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LKJ PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDUL K. SEIDQI,** 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:

BILL GARRETT, Davidson County
Trans:T20170002760 DEEDWARR
Recvd: 01/11/17 09:47 3 pgs
Fees:18.00 Taxes:1961.00
20170111-0003074

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 4955, Page 99, said Register's Office.

unimproved
This is improved x property, known as 206A, 208A, & 210A Wallace Road, 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.

Witness my hand this 10th day of January, 2017

LKJ PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOHN N. THOMPSON, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John N. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of LKJ Properties, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2017.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

EXHIBIT "A"

(TRACT I - 206 Wallace Road)

Being Lot No. 1 on the plan of Leslie Heights, of record in Book 4955, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 49.58 feet on the Northerly margin of Wallace Road and extends back 350.56 feet on the Easterly line and 352.82 feet on the Westerly line to a dead line in the rear, measuring 24.77 feet thereon.

Being part of the same property conveyed by Quitclaim Deed from John N. Thompson and wife, Kimberly Thompson to LKJ Properties LLC, a Tennessee limited liability company, as recorded on the 30th day of December, 2005 in Instrument No. 20051230-0156935, said Register's Office and by Quitcliam Deed of record in Instrument No. 20170105-0001573, said Register's Office.

(TRACT II - 208 Wallace Road)

Being Lot No. 2 on the plan of Leslie Heights, of record in Book 4955, Page 99, Register's Office for Davidson County, Tennessee..

Said Lot No. 2 fronts 49.58 feet on the Northerly margin of Wallace Road and extends back 352.82 feet on the Easterly line and 350.29 feet on the Westerly line to a dead line in the rear, measuring 49.72 feet thereon.

Being part of the same property conveyed by Quitclaim Deed from John N. Thompson and wife, Kimberly Thompson to LKJ Properties LLC, a Tennessee limited liability company as recorded on the 30th day of December, 2005 in Instrument No. 20051230-0156935, said Register's Office and by Quitclaim Deed of record in Instrument No. 20170105-0001573, said Register's Office.

(TRACT III - 210 Wallace Road)

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Leslie Heights, of record in Book 4955, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot 3 fronts 49.57 feet on the Northerly side of Wallace Road and goes back 347.11 feet on the Westerly line and 350.29 feet on the Easterly line to a dead line in the rear on which it measures 25.04 feet.

Being part of the same property conveyed by Quitclaim Deed from John N. Thompson and wife, Kimberly Thompson to LKJ Properties LLC, a Tennessee limited liability company, as recorded on the 30th day of December, 2005 in Instrument No. 20051230-0156935, said Register's Office and by Quitclaim Deed of record in Instrument No. 20170105-0001573, said Register's Office.