BILL GARRETT, Davidson County
Trans:T20170046829 DEEDWARR
Recvd: 06/02/17 10:15 2 pgs
Fees:13.00 Taxes:592.00
20170602-0054965

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

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

Subscribed and sworn to before me, this the 31st day of May, 2017.

Notary Public
My Commission Expires: 2-25-17

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wahidi Construction, LLC 713 Woodmere Drive Nashville, TN 37217	New Owner	119-04-0-104.00

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, **G. H. Lambert, 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. 39 on the Map of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for Davidson County, Tennessee, and as amended by instrument of record in Book 1972, page 114, said Register's Office.

Said Lot No. 39 fronts 110 feet on the westerly side of Woodmere Drive and runs back between lines measuring 275.1 feet on the northerly side and 250 feet on the southerly line, to a dead line in the rear, measuring 112.6 feet thereon.

Being the same property conveyed to G. H. Lambert, unmarried by Warranty Deed from John A. Nix, unmarried, dated May 25, 2000, recorded May 31, 2000, of record in Instrument No. 200005310054039, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 725 Woodmere Drive, Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 31st day of May, 2017.

X _____
G. H. Lambert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **G. H. Lambert**, 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 31st day of May, 2017.

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

_____
Notary Public
My Commission expires: 2-25-20