This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1195

Bill Garrett Davidson County
Batch# 43105 DEEDWARR
01/02/2018 09:57:09 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20180102-0000151

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Brian Mitchell
Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Subscribed and sworn to before me, this the 27th day of December, 2017

Notary Public
My Commission Expires: 7/06/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffery S. LeGore and Laurie A. LeGore 725 Woodmere Dr. Nashville, TN 37217	new owner	119-04-0-104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wahidi Construction, LLC, a Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffery Scott LeGore and Laurie Anne LeGore, husband and wife**, hereinafter called the Grantee(s), his/her/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 by Warranty Deed from G. H. Lambert, unmarried to Wahidi Construction, LLC, a Tennessee limited liability company as recorded on the 2nd day of June, 2017 in Instrument No. 20170602-0054965 and Warranty Deed from John A. Nix, unmarried to G. H. Lambert unmarried as recorded on the 31st day of May, 2000 in Instrument No. 200005310054039, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **725 Woodmere Drive, Nashville, TN 37217.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 04FR-17-25

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said 2017 taxes have been prorated between the parties as of the date of this instrument, 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 27th day of December, 2017.

GRANTOR:

Wahidi Construction, LLC, a Limited Liability Company

By: _____
Ahmad T. Wahidi

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ahmad T. Wahidi, 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/she/they is the of Wahidi Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of December, 2017.

_____
Notary Public
My Commission expires: 4-28-19

