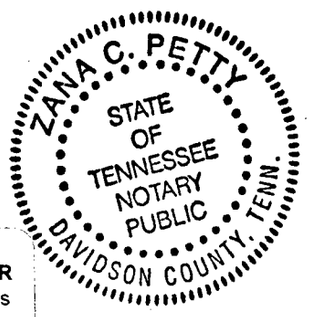
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2018.

_____
Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 45887 **DEEDWARR**
01/09/2018 10:54:29 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20180109-0002811

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wahidi Construction, LLC	Wahidi Construction, LLC	#11904014500
(NAME) 713 Woodmere Drive	(NAME) 713 Woodmere Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
VIVIAN TIDWELL, DEVISEE UNDER THE WILL OF GLENN T. TIDWELL,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
WAHIDI CONSTRUCTION, LLC,
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. 163 on the Map of Section Three, Glencliff Estates, as of record in Book 1424, Page 1, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Woodmere Drive, the common corner of Lots Nos. 163 and 164; thence with the line between said lots, northeasterly 224.4 feet to the westerly line of Lot No. 162; thence with the line between Lots 163 and 162, southeasterly 225.9 feet to the northerly margin of Bowwood Drive; thence with the margin of the same southwesterly 180 feet to the beginning of a curve; thence with said curve westerly 38.8 feet to the margin of Woodmere Drive; thence with the margin of the same, northwesterly 179.4 feet to the beginning.

Being the same property conveyed to Glen T. Tidwell by deed from Patsy Karen L. Gore and husband, William C. Gore, of record in Book 8426, Page 171, dated August 20, 1991, Register's Office for said County. The said Glen T. Tidwell died testate on January 23, 2017, and the Will was admitted to Probate as Probate No. 17P-475 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee Under the Will of Glen T. Tidwell.

This conveyance is subject to Restrictive Covenants of record in Book 1300, Page 290 ameded in Book 1361, Page 432, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 1, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 712 Woodmere Drive, Nashville, TN 37217
(House No.) (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 our hands this 8th day of January, 2018.

The Estate of Glenn T. Tidwell

BY: _____
Vivian Tidwell
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian Tidwell, Devisee under the Will of Glenn T. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this January 8, 2018.

My Commission Expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLES
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN