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

File Number: 1-18-1487

Bill Garrett Davidson County
Batch# 69787 DEEDWARR
03/15/2018 03:35:54 PM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20180315-0024777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,900.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this the _____ day of _____, 2018

Notary Public
My Commission Expires: _____

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nina Michelle Carter 709 Oneida Avenue Nashville, TN 37207	SUCCESS MORTGAGE PARTNERS 17380 LAUREL PARK DR N, STE 150C LIVONIA, MI 48152	71-12-179.00

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 Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nina Michelle Carter, a single woman**, 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:

Being two parcels of land situated in Davidson County, Tennessee, and further described as follows, to-wit:

Parcel No. 1:

Being part of Lot No. 78 and the southerly 10 feet of Lot No. 77 on the Plan of Victory Heights, as of record in Book 1130, page 97, Register's Office for said County, described together as follows:

Beginning at the northwest corner of Lot No. 79 on the Plan of Victory Heights; thence southerly along the west line of said lot, being the boundary line between Lots 78 and 79, 125.6 feet to a point on Oneida. Avenue; thence westerly 10 feet to another point on Oneida Avenue; thence northerly to the point of beginning.

Parcel No. 2:

Being part of Lot No. 79 on the Plan of Victory Heights, as of record in Book 1130, page 97, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, September 9, 1947, as follows:

Beginning on the northerly margin of Oneida Avenue, at the corner of Lots Nos. 78 and 79; thence with the easterly line of Lots Nos. 78 and 77, northwardly 125.6 feet to the southwest corner of Lot No. 74; thence with the southerly line of Lots Nos.74 and 73, eastwardly 80.5 feet, more or less, to the northwest corner of the property conveyed to Calvin C. Warren and wife, by deed from General Homes, Inc. of record in Book 1553, page 625, said Register's Office; thence with the westerly line of said Warren property, southwardly 136.5 feet, more or less, to the northerly margin of Oneida Avenue, the corner of Lots Nos. 79 and 80; thence with said Avenue, westwardly 59.8 feet, more or less, to the beginning.

INCLUDED in the above described Parcel No. 2, but expressly EXCLUDED therefrom, is the

property conveyed to John L. W. Clark and wife, by deed of record in Book 4095, page 814, said Register's Office, described as follows:

Being part of Lot No. 79 on the Map of Victory Heights, of record in Book 1130, page 97, Register's Office for said County, and described according to a survey, dated July 15, 1966, made by James A. Hamilton, Jr., Surveyor, as follows:

Beginning in the northerly margin of Oneida Avenue at the common front corner of Lots Nos. 79 and 80, being the southwesterly corner of the property conveyed to John L. W, Clark and wife by deed from Calvin C. Warren and wife, of record in Book 1637, page 265, said Register's Office, said beginning point being also the southeasterly corner of the property conveyed to J. E. Taymon and wife by deed from James W. Burris and wife, of record in Book 2884, page 195, said Register's Office; thence northwardly, along the line between Clark and Taymon, 136.5 feet, more or less, to a point 18.5 feet, more or less, west of the common rear corner of Lots Nos. 79 and 80, in the southerly line of Lot No. 73; thence southwardly 136 feet, more or less, to a point 6 feet west of the common front corner of Lots Nos. 79 and 80, in the northerly margin of Oneida Avenue; thence, along the same, eastwardly 6 feet to the beginning, forming a triangle.

Both parcels being the same property conveyed to Wahidi Construction LLC, a Tennessee limited liability company by Warranty Deed from Van O. Sneed III, a married man and Hellen Sneed, his wife, dated September 29, 2017, recorded October 4, 2017, of record in Instrument No. 20171004-0101947, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **709 Oneida Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2018 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 13 day of March, 2018.

GRANTOR:

Wahidi Construction LLC, a Tennessee limited liability company

By: Ahmad T. Wahidi
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ahmad T. Wahidi**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of **Wahidi Construction, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of **Wahidi Construction, LLC**, by the said **Ahmad T. Wahidi** as **Member**.

WITNESS my hand and seal at office this 13 day of March, 2018.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20