WARRANTY DEED

Bill Garrett Davidson County
Batch# 122368 DEEDWARR
07/30/2018 02:55:09 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20180730-0074198

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

M-LM-18-706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SDRA Holdings, LLC	new owner	
(NAME)	(NAME)	**61-14-145.00**
706 Gillock Street	175 Porters Bluff Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN RAHIMI AND ASHARI ABDUL RAHIM,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SDRA HOLDINGS, LLC,** hereinafter called the Grantee, its heirs, successors and assigns, that 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. 136 on the Plan of E. B. Craig's Subdivision of the Crownover Property, of record in Plat Book 894, Pages 640 and 641, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Rahimi and Ashari Abdul Rahim by Warranty Deed from Harold E. Rainey and Geneva G. Rainey, husband and wife, recorded March 21, 2018 in Instrument No. 20180321-0026712 and further being the same property conveyed to Harold E. Rainey and wife, Geneva C. Rainey by Warranty Deed from Rodney Durall and wife, Jane E. Durall, recorded August 16, 1977 in Book 5184, Page 373, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTORS HEREIN.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **706 Gillock Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JULY, 2018.

John Rahimi

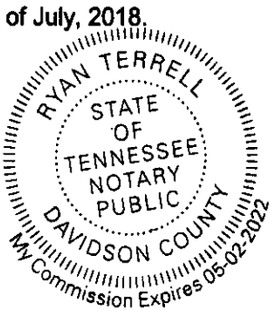
Ashari Abdul Rahim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

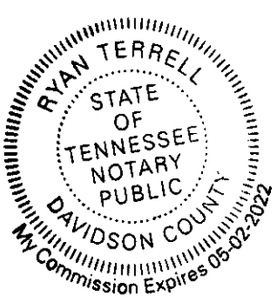


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHARI ABDUL RAHIM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212