Box#14
G#31059-3

Return TO:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

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

File Number: 1-18-2545

Bill Garrett Davidson County
Batch# 127461 DEEDWARR
08/10/2018 10:45:46 AM 2 pgs
Fees: $13.00 Taxes: $1,548.45

20180810-0079110

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $418,500.00

Haley M Arnott
Affiant

Subscribed and sworn to before me, this the 8th day of August, 2018

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

~~Notary~~ Public
My Commission Expires: 1/17/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Haley M Arnott Evan Coniglio 213 Oriel Avenue Nashville, TN 37210	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	119-01-0-393

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 **Haley M. Arnott, a single woman and Evan Coniglio, a single man as joint tentants with right of survivorship,** 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. 77 on the Plan of Overhill City and W. H. Fox Subdivision of Blocks in Cumberland Nurseries Subdivision, of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Marie H. Jordan, a widow to Wahidi Construction, L.L.C., a Tennessee limited liability company, as recorded on the 1st day of June, 2017 in Instrument No. 20170601-0054532, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **213 Oriel Avenue, Nashville, TN 37210.**

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 8th day of August, 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**, 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** is the **Member** 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 8th day of August, 2018.



_____
Notary Public
My Commission expires: 3/8/2021