WARRANTY DEED

FILE BOX 19B
04-07-026-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of July, 2004

Notary Public

My Commission Expires: 3/31/07 (AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
YAZDIAN CONSTRUCTION, INC. (NAME)	" NEW OWNER " (NAME)	181-03-0-A
2625 Grandview Avenue (ADDRESS)	(ADDRESS)	110
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten 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, **GREG PERRONE, TRUSTEE, WITH FULL POWER TO TRANSFER, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER, WITHOUT JOINDERS OF ANY BENEFICIARY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), 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. 110, on the Plan of Indian Creek Estates, a Planned Unit Development, Section Five, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to GREGORY S. PERRONE, TRUSTEE, WITH FULL POWER TO TRANSFER, CONVEY, LEASE, MORTGAGE OR MORTGAGE OR OTHERWISE ENCUMBER WITHOUT JOINDERS OF ANY BENEFICARY, by Deed from BENEDICT MARINO AN DWIFE, CATHERINE M. MARINO, of record in Book 10165, Page 735, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of INDIAN CREEK ESTATES, of record in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152, and made applicable to Section 5 in Instrument No. 20030509-0062505, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: LOTS 110 INDIAN CREEK, ANTIOCH, TN, 37013.
(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 07/28/04 10:06 2pgs
Fees:13.00 Taxes:133.20

20040728-0090102

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 22nd day of July, 2004

GREGORY S. PERRONE, TRUSTEE, WITH FULL POWER TO TRANSFER, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER, WITHOUT JOINDERS OF ANY BENEFICIARY

By: _____
Gregory S. Perrone, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **GREGORY S. PERRONE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **TRUSTEE, WITH FULL POWER TO TRANSFER, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER, WITHOUT JOINDERS OF ANY BENEFICIARY**, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of July, 2004.

My Commission Expires: 3/31/07

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public