Davidson County DEEDWARR
Recvd: 01/31/05 15:24 2 pgs
Fees:13.00 Taxes:740.00
20050131-0011312

WARRANTY DEED

FILE BOX 19B
05-01-038-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of January, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS 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., A TENNESSEE CORPORATION (NAME)	" NEW OWNER " (NAME)	OUT OF 181
2625 Grandview Avenue (ADDRESS)	(ADDRESS)	019.00CO
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, **SUGAR VALLEY, G.P., A TENNESSEE GENERAL PARTNERSHIP**, 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 Lots Nos. 128, 129, 133, 137, & 138, on the Plan of Phase One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050105-0001853, 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 SUGAR VALLEY, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from DELVIN FARMS, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20021210-0152156, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, RS10 Cluster Lot Subdivision, of record in Book 11069, Page 14, and as made applicable in Instrument No. 20050106-0002201, 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 paid by the Grantor(s) herein.

Subject property has not now nor ever been the principal place of residence for the Grantor.

BEING unimproved ☒
Improved ☐ property known as: Lots Nos. 128,129,133,137&138 Sugar Valley, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

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 31st day of January, 2005

SUGAR VALLEY, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: Stacy J. Carter
STACY J. CARTER, AUTHORIZED PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **STACY J. CARTER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the **AUTHORIZED PARTNER** of **SUGAR VALLEY, G.P.,** the within named bargainor(s), a Tennessee General Partnership, and that she as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2005.

My Commission Expires: 03/31/07

Notary Public

