Davidson County DEEDWARR
Recvd: 06/07/05 15:56 2 pgs
Fees:13.00 Taxes:813.83
20050607-0065181

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Mark C. Webb**
Address **644 Sugar Mill Drive**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name C Hurdle mtg.
Address 760 Old Hickory Blvd #400
City/State/Zip Brentwood, TN 37027

FOR AND IN CONSIDERATION of the sum of **$10.00 and other good and valuable consideration, Yazdian Construction Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Mark C. Webb and Marsena W. Webb, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Yazdian Construction, Inc., a Tennessee corporation, by Warranty Deed from Hurley-Y, a Tennessee general partnership, of record in Instrument Number 20040726-0088770, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the rights of others in and to the common elements, County taxes for 2005 and subsequent years, all matters on the plat of record in the Register of Deeds Office for Davidson County, Tennessee in Instrument Number 20040622-0073636, Homeowners' Association Charter of record in the Register's Office for Davidson County, Tennessee in Book 11069, page 6, Sanitary Sewer Easement of record in the Register's Office for Davidson County, Tennessee in Instrument Numbers 20010918-0100850 and 20040426-0046856, Storm Water Detention Agreements of record in the Register's Office for Davidson County, Tennessee in Instrument Numbers 20020722-0087469 and 20040305-0025147, Bylaws of record in the Register's Office for Davidson County, Tennessee in Book 11069, page 24, and Restrictive Covenants, Declarations, and Conditions of record in the Register's Office for Davidson County, Tennessee in Book 11069, page 14 and Instrument Numbers 20030708-0093637, 20040203-0013041, 20040623-0074495, and 20050106-0002201.

Map-Parcel No.'s: 181-1-O-B-83

This is improved property known as: 644 Sugar Mill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **27th** day of **May, 2005.**

Yazdian Construction Inc.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, a Notary Public for the state and county mentioned, Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Yazdian Construction Inc., the within named bargainor, a corporation, and that such Fred Yazdian executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

WITNESS MY HAND and official seal at office, this **27th** day of **May, 2005.**

Commission expires

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$219,900.00**

Affiant Amanda Mina

Subscribed and sworn to before me, this the 27th day of May,2005.

My commission expires: 7-29-06

Notary Public - Register

