This instrument prepared by:
The Home Closing Company, Inc.
214 Centerview Drive Suite 225
Brentwood, TN 37027
(615) 383-2099

Davidson County DEEDWARR
Recvd: 11/07/05 14:45 2 pgs
Fees:13.00 Taxes:894.15
20051107-0134783

File No.:

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Yazdian Construction, Inc., a Tennessee Corporation, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Josue G Alvarez and Deborah A Alvarez, husband and wife, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of loan located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Resubdivision of Lots 18 & 19, Phase One, 2nd Addition to Sugar Valley, a Planned Unit Development, of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed from Sugar Valley, G.P., a Tennessee General Partnership, dated March 31, 2005, of record in Instrument No. 20050401-0035771, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **Map 1881, Group 1B, Parcel 127**
☒ Improved OR
☐ Unimproved property located at: **7061 Sugar Plum Road, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **27th** day of **October, 2005.**

Yazdian Construction, Inc.

By: Fred Yazdian
It's: President

By:
It's:

STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the President of **Yazdian Construction, Inc.,** the within named bargainor, a Corporation, and that he/she as such President, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by him/herself as President.

Witness my hand and Notarial Seal this the 27th day of **October, 2005.**

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

Notary Public

My Commission Expires

My Commission Expires MAR. 21, 2009

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STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$241,663.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires: _____

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

My Commission Expires MAR. 21, 2009

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Owner's Name: **Josue G Alvarez and Deborah A Alvarez**

and Address: **7061 Sugar Plum Road, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner