File No. 526010013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

My Commission Expires JAN 26, 2008

Davidson County DEEDWARR
Recvd: 01/17/06 10:06 2 pg
Fees:13.00 Taxes:976.43

20060117-0005922

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis A. Ortiz	Market Street Mortgage Corporation	181-1-O-B-75-CO
(NAME)	(NAME)	
653 Sugar Mill Drive	213 Overlook Circle Suite A4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **YAZDIAN CONSTRUCTION INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis A. Ortiz and Sandra E. Ortiz**, 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:

BEING Lot No. 158A on the Plan of Section Two, Addition to Sugar Valley RS110 Cluster Lot Subdivision, as shown by plat of record in Instrument No. 20040622-0073636, of the Register's Office of Davidson County, Tennessee, to which plat 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 deed from Hurley-Y, A Tennessee General Partnership dated July 29, 2005 and recorded on August 3, 2005 in Instrument No. 20050803-0091371, Register's Office for said County.

Subject to all matters as set forth per Plat in Instrument No. 20040622-0073636, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 11069, Page 6, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Instrument Nos. 20010918-0100850 & 20040426-0046856, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument Nos. 20030731-0108555 & 20040305-0025147, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11069, Page 14, Instrument No. 20030708-0093637, 20040203-0013041, 20040623-0074495, 20050106-0002201 and 20050629-0074848, Register's Office of said County.

By-Laws as shown of record in Deed Book 11069, Page 24, Register's Office for said County.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 653 Sugar Mill Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), THEIR heirs 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 our hands this 6th day of January, 2006.

Yazdian Construction Inc., a Tennessee Corporation

By:
Fred Yazdian, President

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian with whom I am personally acquainted and who upon oath acknowledged Fred Yazdian to be the President of Yazdian Construction Inc, a Tennessee Corporation the within named bargainer, a corporation, and that, Fred Yazdian as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Fred Yazdian as such President.

Witness my hand at office this. Jan 6, 2006

Commission expires:

Notary Public

File Number: 526010013

RETURN TO:
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008