File No. 526010019

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 12:20 3 pgs
Fees:18.00 Taxes:980.13
20060207-0015134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: September 16, 2009

(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Berhanu S. Marut	Berhanu S. Marut	181-10B-99
(NAME) 7609 Mint Leaf Drive	(NAME) 7609 Mint Leaf Drive	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, Tennessee 37013	
(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., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Berhanu S. Marut, HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

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 7609 Mint Leaf Drive, Antioch, TN 37013
(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), his 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), his 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 12th day of January, 2006.

Yazdian Construction, Inc.

By: PRES

Attest:

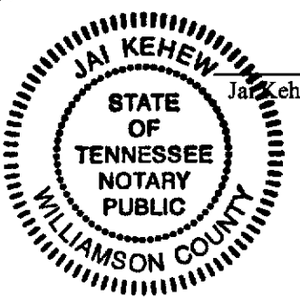
STATE OF TENNESSEE

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 the undersigned Notary Public to be the President of Yazdian Constructions Inc. 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 12th day of January, 2006.

Commission expires: September 16, 2009



Jai Kehew Notary Public

File Number: 526010019

RETURN TO:

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

EXHIBIT A

BEING Lot No. 135 on the Plan of Phase One, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development, as shown by plat of record in Instrument Number 20050105-0001853 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. by deed from Sugar Valley, G.P. A Tennessee General Partnership dated 06/17/05 and recorded on 06/20/05 in Instrument No. 20050620-0070664, Register's Office for said County.

Being the same property conveyed to Yazdian Construction, Inc. by deed from Sugar Valley G.P., a Tennessee General Partnership dated June 17, 2005 and recorded on June 20, 2005 in Instrument No. 20050620-0070664, Register's Office for said County.