WARRANTY DEED

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
10970

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huyen Le	People's Home Equity, Inc.	181-10B-52-CO
(NAME) 7283 Sugarloaf Drive	(NAME) 12 Music Circle South	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Yazdian Construction, Inc., A Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Huyen Le and husband Luan Nguyen , HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 135, on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, 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 the same property conveyed to Yazdian Construcion, Inc., a Tennessee Corporation by deed from Hurley-Y, a *PART OF Tennessee General Partnership dated June 1, 2005 and recorded on June 2, 2005 in Instrument No. 20050602-0062755, Register's Office for Davidson County, Tennessee.

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

Easement as shown of record in Instrument No. 20010918-0100850, Instrument No. 20040426-0046856, Register's Office for said County.

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

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

Restrictive covenants as shown of record in Instrument No. 20030708-0093637, Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201, Instrument No. 20050629-0074848, Book 11069, page 14, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 02/10/06 10:32 2 pgs
Fees:13.00 Taxes:891.33
20060210-0016519

unimproved ☐

This is improved ☒ property, known as 7283 Sugarloaf 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 12th day of January, 2006.

Yazdian Construction, Inc.

By: _____
Siroos Yazdian,

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand at office this

Commission expires:
11/24/2007

Robyn H Yazdian
Notary Public

ROBYN H. YAZDIAN NOTARY PUBLIC DAVIDSON COUNTY

File Number: 526010016
RETURN TO:
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027