File No. 526030005

WARRANTY DEED

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/07/06 10:03 2 pgs
Fees:13.00 Taxes:932.03
20060407-0040243

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Kuether	Michael J. Kuether	Map 181, Group 1-O-B, Parcel 850
(NAME) 652 Sugar Mill Dr.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Kuether, unmarried, 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:

Being Lot No. 36 on the Plan of Addition to Sugar Valley, Section Two, as 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 Construction, a Tennessee Corporation by deed from Hurley-Y, a Tennessee General Partnership dated 07/29/05 and recorded on 08/03/05 in Instrument No. 20050803-0091371, and re-recorded in Instrument No. 20051104-0134295, Register's Office for said County.

Being the same property conveyed to Hurley-Y, a Tennessee General Partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter and Lori J. Kelley and Yazdian Construction, a Tennessee General Partnership, composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, by Deed from William K. Edwards and Wife, Katie Edwards, dated 08/13/01, recorded 08/15/01 of record in Instrument No. 20010815-0087973, 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 652 Sugar Mill Dr., 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), 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 28th day of March, 2006.

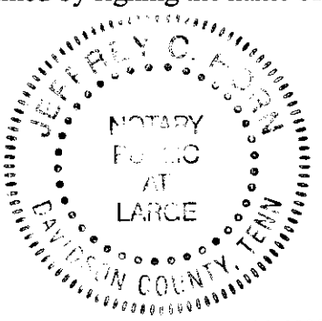
Yazdian Construction INC.

By:
Fred Yazdian, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 his oath acknowledged himself to be the President of Yazdian Construction the within named bargainer, a corporation, and that, he 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.



3/28/06

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RETURN TO:

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Brentwood, Tennessee 37027

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