File No. 526010116

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 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

Davidson County DEEDWARR
Recvd: 04/11/06 10:10 2 pgs
Fees:13.00 Taxes:724.83
20060411-0041463

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayron Lewis	Ayron Lewis	173-4-O-A-91-CO
(NAME) 433 Barkley Court	(NAME) 433 Barkley Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 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, we, **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYRON LEWIS, AN UNMARRIED PERSON**, 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:

Land in Davidson County, Tennessee, Being Lot No. 91 on the Plan of Oak Highlands, Phase 1, a Planned Unit Development as shown by plat of record in Plat Book 6900, pages 432-435, 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 Sam Yazdian and Abe Yazdian, each as to a one-half (1/2) undivided interest as tenants in common, dated 12/07/05 and recorded on 12/16/05 in Instrument No. 20051216-0151180, 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 433 Barkley Court, 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 4th day of April, 2006.

Yazdian Construction Inc.

BY:
Fred Yazdian, President

Attest:

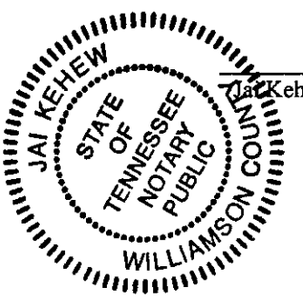
STATE OF TENNESSEE

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 his oath acknowledged Fred Yazdian to be the President of Yazdian Construction, 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 4th day of April, 2006.

Commission expires: September 16, 2009



Jai Kehew

Notary Public

File Number: 526010116

RETURN TO:

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