WARRANTY DEED

FILE BOX 19B
06-04-039-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of June, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 06/06/06 11:32 2 pgs
Fees:13.00 Taxes:883.93

20060606-0066711

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BIRUK HIWOT (NAME)	NEW OWNER (NAME)	173-04-A
5152 West Oak Highland Drive (ADDRESS)	(ADDRESS)	139.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/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 **BIRUK HIWOT, 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:

LAND in Davidson County, Tennessee being Lot No. 139, on the plan of Phase One of Oak Highlands, a Planned Unit Development, of record in Book 6900, Pages 432-435, 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 part of 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 12/7/05 and further conveyed from Pine Oaks Properties Two, G.P. dated October 6, 2000, of record in Instrument No. 20051216-0151180, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Oak Highlands, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, and in Book 8765, Page 90, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 5152 West Oak Highland Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, its hands, this 1st day of June, 2006

YAZDIAN CONSTRUCTION, INC.,
A TENNESSEE CORPORATION

By: PRES
FRED YAZDIAN, PRESIDENT

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 (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **YAZDIAN CONSTRUCTION, INC.,** the within named bargainor(s), a Tennessee Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN