WARRANTY DEED

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires JUNE 21, 2009

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aram Ali Khoshnaw and Saman Ahmad	American Finance House	149070C04100CO
(NAME)	(NAME)	
3281 Clapham Road	750 E. Green St., Ste 210	
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Pasadena, CA 91101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/06 14:04 2 pgs
Fees:13.00 Taxes:595.33

20060802-0094134

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, I/WE, Greenvale Construction, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aram A. Khoshnaw and Saman Ahmad, as joint tenants, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 41, on the Final Plat, Highlands of Chelsea Village, Section Two, as shown by plat appearing of record in Instrument No. 20050615-0068393, of the Register's Office of Davidson County, Tennessee, to which plat references is hereby made for more complete details of said lot.

Being part of the same property conveyed to Greenvale Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 12/07/05 of Record in Instrument No. 20020729-0090514, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20051005-0119856, Book 8082, Page 329, Book 8083, Page 386 and Book 8842, Page 434; Charter of HOA of record in Book 8813, Page 192; Stormwater Detention Agreement of record in Instrument no. 20030226-0025748; All matters shown on the plan of record in Instrument No. 20050615-0068393; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3281 Clapham Road, 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 GRANTEES, their heirs 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 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 my hand this 14th day of July, 2006.

Greenvale Construction , LLC

By: Chris Bratcher, Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Chris Bratcher, Authorized Agent with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he a such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

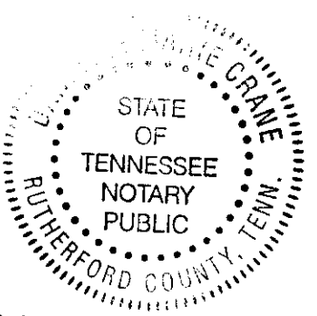
Witness my hand and official seal at this 14th day of July, 2006.

Commission expires:

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130



My Commission Expires JUNE 21, 2009