WARRANTY DEED

FILE BOX 19B
06-11-022-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of November, 2006

Notary Public

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

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/16/06 10:02 2 pgs
Fees:13.00 Taxes:913.53
20061116-0142286

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
CHRISTOPHER L. TAYLOR AND WIFE, RHONDA N. TAYLOR	**SUNTRUST MORTGAGE, INC.**	173-08-A
(NAME) 5632 Deer Valley Trail	(NAME) P.O. Box 57028	11.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irvine, CA 92619-7028	
(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, **S&Y CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER L. TAYLOR AND WIFE, RHONDA N. TAYLOR**, hereinafter called the Grantee(s), 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. 35 on the Final Plat, Section One of Deer Valley, "Cluster Lot Subdivision" a Planned Unit Development of record in Instrument 20030205-0016206, 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 PINE OAKS PROPERTIES TWO, L.L.P., A TENNESSEE LIMITED LIABILITY PARTNERSHIP N/K/A PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP AS EVIDENCED BY INSTRUMENT OF RECORD IN INST. NO. 20001006-0099635 by Deed from ALMA EUBANK, JAMES GOSSETT AND NANCY D. YORK, AS SOLE HEIRTS-AT-LAW OF DAISY CLARK GOSSETT, DECEASED, dated December 3, 1999 of record in Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to S&Y Construction, Inc. of record in Instrument No. 20061116-0142285 and being recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, of record in Instrument No. 20021212-0153693, 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 PAID by the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 5632 Deer Valley Trail, 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 15th day of November, 2006

S&Y CONSTRUCTION, INC.,
A TENNESSEE CORPORATION

BY: _____
MANSOOR MIKE SEDAGHAT, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MANSOOR MIKE SEDAGHAT**, 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 **S&Y CONSTRUCTION, INC., A TENNESSEE CORPORATION,** 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 15th day of November, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.