WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/07 08:04 2 pgs
Fees:13.00 Taxes:151.70
20070118-0007085

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

FILE BOX 19B
07-01-013-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of January, 2007

Notary Public

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

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
YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION	**" NEW OWNER "**	181-01-B
(NAME) 2625 Grandview Avenue	(NAME)	151.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **SUGAR VALLEY, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), its successors 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. 151 on the plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision of record in Instrument No. 20060322-0032604, 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 SUGAR VALLEY , G.P., A TENNESSEE GENERAL PARTNERSHIP by Deed from DELVIN FARMS, L., A TENNESSEE LIMITED PARTNERSHIP of record in Instrument No. 20021210-0152156, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of 2nd Addition to Sugar Valley, of record in Book 11069, Page 14 and as made applicable in 20060322-0032693, 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: LOT NO. 151 2nd Addition to Sugar Valley, 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 16th day of January, 2007

SUGAR VALLEY, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: Lori J. Kelley
LORI J. KELLEY, AUTHORIZED PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LORI J. KELLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the AUTHORIZED PARTNER of **SUGAR VALLEY, G.P., A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), a Tennessee GENERAL PARTNERSHIP, and that she as such Authorized Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by herself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of January, 2007.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN