WARRANTY DEED

FILE BOX 19B
07-02-036-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Davidson County DEEDWARR
Recvd: 03/14/07 12:12 2 pgs
Fees:13.00 Taxes:1202.13
20070314-0031217

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2007

Notary Public

My Commission Expires: 01/03/11

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
CARLOS MARTINEZ BARRON AND MARINA MARCIA	FIRST FRANKLIN LOAN SERVICES	181-01-B
(NAME) 668 Sugar Mill Drive	(NAME) P.O. Box 6759	89.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Springfield, OH 45501-6759	
(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 **CARLOS MARTINEZ BARRON AND WIFE, MARINA MARCIA**, 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. 40, on the plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, 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 TENNESSE CORPORATION, by deed from Hurley-Y, A Tennessee General Partnership of record in Instrument No. 20060802-0094180, dated July 28, 2006, and in Instrument No. 20010815-0087973, recorded August 15, 2001, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Section Two, Addition to Sugar Valley, of record in Book 11069, Page 14, and in Instrument No. 20040623-0074495, 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: 668 Sugar Mill Drive, Nashville, TN, 37211.

(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 13th day of March, 2007

YAZDIAN CONSTRUCTION, INC.,
A TENNESSEE CORPORATION

By: _____
SAM YAZDIAN, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SAM 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 AUTHORIZED AGENT of **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such Authorized Agent, 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 13th day of March, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

