# 6070070

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

## WARRANTY DEED

FILE BOX ~~198~~
07-03-039

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,168.00

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE ME~~, THIS 30th day of March, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS
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 |
|---|---|---|
| TONY TIEN TRAN | The CIT Group | 181-1-B |
| (NAME) 7401 Tarmac Way | (NAME) 545 Marriott Dr., Ste. 610 | 149.00C |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Nashville, TN 37214 | |
| (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 **TONY Tien TRAN,** unmarried, 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. 14, on the Plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, a Planned Unit Development, 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 Yazdian Construction, Inc., A Tennessee Corporation, by Warranty Deed from Sugar Valley, G.P., A Tennessee General Partnership, of record in Instrument No. 20061031-0134888, dated October 27, 2006, also dated December 9, 2002, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14, and made applicable in Instrument No. 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.

7401 Tarmac Way, Antioch, TN 37013 is the mailing address which is one and the same as 6700 Sunnywood Drive, Antioch, TN 37013 for the Assessors Office.

BEING unimproved
Improved property known as: 7401 Tarmac Way, Antioch, TN, 37013.

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

Davidson County DEEDWARR
Recvd: 04/09/07 14:04 2 pgs
Fees:13.00 Taxes:1018.12
20070409-0041879

**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 30th day of March, 2007

**YAZDIAN CONSTRUCTION, INC.,**
**A TENNESSEE CORPORATION**

**By:** _____
**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., A TENNESSEE CORPORATION,** the within named bargainor(s), 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 30th day of March, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON