WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/07 10:45 2 pgs
Fees:13.00 Taxes:1118.80
20070828-0103074

State of Tennessee)
County of Davidson)

07-08-006-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,379.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of August, 2007

Notary Public

My Commission Expires: 01/03/11

BEE 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
TIMOTHY J. EDWARDS AND LaDONNA L. EDWARDS	MARKET STREET MORTGAGE CORPORATION	181-1-B
(NAME) 4108 Sweetberry Court	(NAME) P.O. Box 22128	209.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Tampa, FL 33622	
(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 **TIMOTHY J. EDWARDS AND WIFE, LaDONNA L. EDWARDS**, 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. 75, on the Plan of Phase Four, Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070205-0014763, 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 CORORATION, by Deed from HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, dated April 27, 2007, of record in Instrument No. 20070430-0051270, and dated August 13, 2001 of record in Instrument No. 20010815-0087973, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Addition to Sugar Valley, of record in Book 11069, Page 14 and as made applicable in Instrument No. 20070205-0014762, 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 the responsibility assumed by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: 4108 Sweetberry Court, Cane Ridge, 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 24th day of August, 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 24th day of August, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON