WARRANTY DEED

FILE BOX 19B
07-09-013-KR

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,025.00.

Yun Fei ou Yang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
11 day of October, 2007

Notary Public

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

SCOTT D. 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
YUNFEI OUYANG (NAME)	ABN AMRO Mortgage Grp (NAME)	181-1-B
4008 Sweetberry Drive (ADDRESS)	P.O. Box 5706E (ADDRESS)	201.00CO
Cane Ridge, TN 37013 (CITY) (STATE) (ZIP)	Irvine CA 92619 (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 **YUNFEI OUYANG, Married**, 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. 67 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. 20070125-0010052 and re-recorded 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 Corporation, by Deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument No. 20070430-0051270, dated April 30, 2007, Register's Office for Davidson County, Tennessee.

FURTHER being part of the same property conveyed to HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, composed of Paul E. Johnson (now deceased), Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter, Lori J. Kelley and Yazdian Construction, A Tennessee General Partnership, composed of Fred Yazdian, Sam Yazdian, and Abe Yazdian, by Deed from WILLIAM K. EDWARDS AND WIFE, KATIE EDWARDS, dated 8/31/01, 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 will be the responsibility and are to be paid by the Grantor(s) herein.***

Davidson County DEEDWARR
Recvd: 10/15/07 08:06 2 pgs
Fees:13.00 Taxes:1054.59
20071015-0121771

BEING unimproved ☐
Improved ☒ property known as: 4008 Sweetberry Drive, 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 ~~28th~~ 11th day of ~~September~~ October, 2007.

YAZDIAN CONSTRUCTION, INC.,
A TENNESSEE CORPORATION

BY: _____
FRED YAZDIAN, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in 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 to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of October, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
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.

_____
Karen Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell 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

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON