WARRANTY DEED



State of Tennessee)
County of Davidson)

09-10-014-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of October, 2009

Notary Public

My Commission Expires: 01/08/11 11/14/09 (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
SEAN GIBBONS unmarried	NEW OWNER	181-3-A
(NAME) 8257 Tapoco Lane	(NAME)	313.00CO
(ADDRESS) Brentwood, TN 37027	(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, **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEAN GIBBONS unmarried**, 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(s) No. 187 on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development of record in Instrument No. 20070720-0086788 said Register's Office.

BEING the same property conveyed to Yazdian Construction, Inc. a Tennessee Corporation, by Deed from SAF Properties, a Tennessee Partnership, of record in Instrument No. 20090820-0078576, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek, of record in Book 10752, Page 553, as amended in Instrument Number 20000727-0074152 and made applicable in Instrument Number 20070606-0067790 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: 8257 Tapoco Lane, Brentwood, TN, 37027.

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

BILL GARRETT, Davidson County
Trans: T20090077396 DEEDWARR
Recvd: 11/13/09 10:55 2 pgs
Fees: 13.00 Taxes: 728.90
20091113-0104747

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 23rd day of October, 2009

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 23rd day of October, 2009.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

#4184

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