Davidson County DEEDWARR Recvd: 06/30/10 08:17 2 pgs Fees:13.00 Taxes:703.00 **20100630-0050950**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$190,000.00

Michele Noga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June, 2010.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3.7.2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele M. Noga 7656 Mint Leaf Drive Cane Ridge, TN 37013	SAME	Map 181 01 0B Parcel 255.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

MICHELE M. NOGA, UNMARRIED

Hereinafter called the grantees, 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. 132, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, 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 the same property conveyed to Yazdian Development Group, INC., A Tennessee Corporation, by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated April 12, 2010, of record in Instrument No. 20100412-0027357 Register's Office for Davidson County, TN.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Addition to Sugar Valley, of record in Book 11069, Page 14, and made applicable in Instrument No. 20040623-0074495, Register's Office for Davidson County, Tennessee; easement and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated based on estimated value(s), and assumed by the Grantee(s) herein.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 7657 Mint Leaf Drive, Cane Ridge, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand(s) this 29th day of June, 2010.

Seth Yazdian, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Seth Yazdian, President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of Yazdian Development Group, INC., A Tennessee Corporation, the within named bargainor, and corporation, and that he as such appointed Seth Yazdian being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the President, as such President, and attesting the same of the corporation, by the said President as such President.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 29th, day of June, 2010

NOTARY PUBLIC

My commission expires: 3.7.2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027