WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/10 14:03 2 pgs
Fees:13.00 Taxes:819.73
20101015-0082884

State of Tennessee)
County of Davidson)

10-07-003-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,549.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of October, 2010

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-8-2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RUSE A. TUCKER, JR. AND MARGARET Y. TUCKER	FIRST TENNESSEE BANK	181-01-0-B
(NAME) 4024 Sweetberry Drive	(NAME) 1 MORTGAGE WAY	205.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) MOUNT LAUREL, NJ 08054	
(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 DEVELOPMENT GROUP,INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUSE A. TUCKER, JR. AND WIFE, MARGARET Y. TUCKER**, 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. 71, on the Plan of Phase Four, Addition to Sugar Valley an RS10 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 all the same property conveyed to YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION by Deed from HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, dated May 14, 2010 of record in Instrument No. 20100518-0038115 and by deed 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 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 **PAID** by the **Grantor(s)** herein.*

BEING unimproved ☐
Improved ☒ property known as: **4024 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 15th day of October, 2010

YAZDIAN DEVELOPMENT GROUP, INC.,
A TENNESSEE CORPORATION

By: _____
SETH 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 **SETH 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 DEVELOPMENT GROUP,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 Nashville, Tennessee, this 15th day of October, 2010.

My Commission Expires: 5-8-2012

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Brooke Smith

State of Tennessee)
County of Davidson)

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

My Commission Expires: 5-8-2012

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY