WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/11 10:30 2 pgs
Fees:13.00 Taxes:684.13
20110425-0031214

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

11-03-022

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Donna E McClure
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of April, 2011

Notary Public

My Commission Expires: 09/09/14 (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
DONNA E. McCLURE	Access National Mortgage	182-1-A
(NAME) 929 Morning Rd	(NAME) 1800 Robert Fulton Drive, Ste. 350	65.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Reston, VA 20191	
(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 **DONNA E. McCLURE, 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. 65 on the Plan of PHASE ONE, SECTION TWO, SUNSET HILLS, RS-10 SUBDIVISION-CLUSTER LOT OPTION- A PLANNED UNIT DEVELOPMENT of record in Instrument No. 20071220-0146323, said Register's Office to which plan reference is hereby made for a complete description of said lot.

BEING part of the same property conveyed to Yazdian Development Group, Inc. by deed from SAF Properties, A Tennessee General Partnership of record in Instrument No. 20101118-0092266, and dated May 15, 2003 of record in Instrument No. 20030523-0070966 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sunset Hills. of record in Book 20070605-0067129, as amended in Instrument No. 20110203-0009586, 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 herein.

BEING unimproved ☐
Improved ☒ property known as: **929 Morning Rd, 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, my hand, this 22nd day of April, 2011.

YAZDIAN DEVELOPMENT GROUP, INC.
A TENNESSEE CORPORATION

BY: _____
SETH YAZDIAN, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2011.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
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.

_____
DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

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

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY