BILL GARRETT, Davidson County
Trans:T20130088403 DEEDWARR
Recvd: 10/14/13 10:26 2 pgs
Fees:13.00 Taxes:921.30
20131014-0107197

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **October, 2013.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas Wright	Metropolitan Bank	182-01-0-A-141.00-CO
(NAME)	(NAME)	
1551 Sunbeam Drive	3500 Lakeland Drive Suite 501	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Flowood, MS, 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kashani Construction, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dallas Wright and Jill Wright, husband and wife**, 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. 89, on the Plan of Phase Three, Sunset Hills, Rs-10 Subdivision – Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kashani Construction, LLC, a Tennessee Limited Liability Company by deed dated August 1, 2013 from SAF Properties, a Tennessee General Partnership, and filed of record in Instrument# 20130805-0081397, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to SAF Properties, a Tennessee General Partnership by deed dated February 8, 2005 from Charles R. Dornan and wife, Martha J. Dornan and filed for record in Instrument# 20050211-0015956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1551 Sunbeam Drive, Cane Ridge, TN 37013

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 it does

AT

covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 our hands this **4th** day of **October, 2013**.

Kashani Construction, LLC

Robert TaeidKashani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Taeidkashani with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of Kashani Construction, LLC, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal this 4th day of October, 2013.

Notary Public

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

My Commission Expires: _____

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