WARRANTY DEED

13-12-010

Davidson County DEEDWARR
Recvd: 01/17/14 10:21 2 pgs
Fees:13.00 Taxes:1002.70
20140117-0004768

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of January, 2014

Notary Public

My Commission Expires: 09/09/14

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(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
Melad D. Sawiers and Kathy S. Sawiers	NEW OWNER	181-01-0B
(NAME) 7521 Tarmac Way	(NAME) SAME	325.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) SAME	
(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 **Melad D. Sawiers and Kathy S. Sawiers, husband and wife**, hereinafter called the Grantee(s), 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. 38 on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to On Point Construction, Inc., a Tennessee Corporation, by Deed from Sugar Valley, G.P., A Tennessee General Partnership, of record in Instrument No. 20130924-0100166 Register's Office for Davidson County, Tennessee. . On Point Construction, Inc., a Tennessee Corporation subsequently quitclaimed their interest to Yazdian Construction Inc., A Tennessee Corporation by record in Instrument No. 20140117-0004767 recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book Book11069, Page 14 and Instrument No. 20071214-014392, 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: **7521 Tarmac Way, Nashville, TN, 37211.**

(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 16th day of January, 2014.

YAZDIAN CONSTRUCTION, INC.,
A TENNESSEE CORPORATION
BY: _____
FRED 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 CONSTRUCTION, 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 HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2014.

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.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

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

My Commission Expires: ~~09/09/14~~ 7-3-17

_____
Notary Public

JOANN B. SISEMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN