BILL GARRETT, Davidson County
Trans:T20140016035 DEEDWARR
Recvd: 03/10/14 10:20 2 pgs
Fees:13.00 Taxes:2035.00
20140310-0019777

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00.**

Affiant

Subscribed and sworn to before me this the 28th day of February, 2014.

Notary Public

My commission expires: SEP 2 8 2016
(AFFIX SEAL)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott Sheehan and Oceana Sheehan	NEW OWNER	**158-02-0-011.00**
6238 Hillsboro Pike		
Nashville, TN 37215		

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,

LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT SHEEHAN AND OCEANA SHEEHAN, 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:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture 11 acre tract, and described according to a survey made by Cantrell, Connell & Morrison, Engineers in July, 1956, as follows:

Beginning at a point in the Easterly margin of Hillsboro Pike at the Southwest corner of the original 11 acre tract; thence leaving said Pike and along Kelly's Northerly boundary line South 86 degrees East 500 feet to a point, the Southwest corner of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, Page 431, thence along Milam's Westerly line Northeasterly 196 feet to a point; thence North 86 degrees West 500 feet to a point in the Easterly margin of the Hillsboro Pike; thence with the margin of the same South 28 degrees West 196 feet to the point of beginning.

Being the same property conveyed to LAND DEVELOPMENT COM., INC., by Deed from WILLIAM F. MAJORS and wife, MAXINE E. MAJORS, of record in Instrument No. 20130308-0023445, dated February 15, 2013, said Register's Office.
The said, LAND DEVELOPMENT COM., INC. is one in the same corporation as LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **6238 Hillsboro Pike, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered,

of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 28th day of February, 2014.

Land Development.com, Inc., a Tennessee corporation

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, 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 Land Development.com, Inc., the within named bargainor, a corporation, 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 the said Ardavan Afrakhteh as President.

Witness my hand, at office, this 28th day of February, 2014.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066