RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140026

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031670 DEEDWARR
Recvd: 05/07/14 14:18 2 pgs
Fees:13.00 Taxes:795.50
20140507-0039123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Boyd 143 Hazelwood Lane LaVergne, TN 37085	~~Same address as new owner~~ F&M Bank 10 Cadillac Dr. Brentwood, TN 37027	182-01-0-A-158.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KASHANI CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DENNIS BOYD** AND WIFE KA LIN BOYD hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 133, on the plan of Phase Three, Sunset Hills, RS-10 Subdivision, a Planned Unit Development, of record in Instrument No. 20130619-0063025, 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 the same property conveyed to Kashani Construction LLC, by Warranty Deed from SAF Properties, a Tennessee General Partnership, dated 10/21/2013, recorded 10/21/2013, of record in Instrument No. 20131021-0109650, in the Register's Office for Davidson County, Tennessee. (Consideration of $45,000.00)

Being part of the property conveyed to SAF Properties by deed from Charles R. Dornan and wife, Martha J. Dornan, recorded 2/11/2005 of record in Instrument No. 20050211-0015956 (Consideration of $50,000.00), and recorded 5/23/2003 in Instrument No. 20030523-0070966 (Consideration of $600,000.00), and by Deed from James W. Clark recorded 2/9/2005 of record in Instrument No. 20050209-0015271 (Consideration of $265,000.00), in the Register's Office for Davidson County, Tennessee.

RT

The address of the herein described property is believed to be 795 Evening Avenue, Cane Ridge, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of April, 2014.

Kashani Construction, LLC a Tennessee Limited Liability Company

BY _____:
Robert Taeedkashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Robert Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Kashani Construction, LLC a Tennessee Limited Liability Company, 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 company by himself as, President.

WITNESS my hand and seal, this the 17th day of April, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017