RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140039

BILL GARRETT, Davidson County
Trans:T20140047175 DEEDWARR
Recvd: 07/02/14 11:01 2 pgs
Fees:13.00 Taxes:776.63
20140702-0058184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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
Joseph Floyd Powell *et ux* 1535 Sunbeam Drive Antioch, TN 37013	Same address as new owner	182-01-0-A-137.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($209,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH FLOYD POWELL AND DANIELLE NICOLE POWELL, HUSBAND AND WIFE**, hereinafter called the Grantees, their 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. 85 on the plan of Phase Three, Sunset Hills, an 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 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, LLC, dated 3/20/2014, recorded 3/24/2014, of record in Instrument No. 20140324-0023928, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20130619-0063025; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1535 Sunbeam Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has 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 Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 25th day of June, 2014.

KASHANI CONSTRUCTION, LLC

BY: _____
ROBERT TAEIDKASHANI,
AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of June, 2014, before me, appeared Robert Taeidkashani, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Kashani Construction, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Kashani Construction, LLC, and said officer acknowledged said instrument to be the free act of deed of said Kashani Construction, LLC.

WITNESS my hand and seal, this the 25th day of June, 2014.

_____
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014