RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140049547 DEEDWARR
Recvd: 07/11/14 09:52 2 pgs
Fees:13.00 Taxes:805.60
20140711-0061121

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,730.00.

Gillis Garrett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 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
John D. Wendel Sr., *et ux.* 1202 Maplehurst Drive Somerset, PA 15501	~~Same address as new owner~~ 1532 Sunbeam Dr. Cane Ridge, TN 37013	182-01-0-A-148.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand Seven Hundred Thirty and 00/100 Dollars ($217,730.00), 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, **JOHN D. WENDEL SR. AND WIFE, JOAN M. WENDEL**, hereinafter called the Grantee(s), 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. 96 on the plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 and 125 through 128, Sunset Hill, RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20131217-0127444, 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 1/10/2014, recorded 1/10/2014, of record in Instrument No. 20140110-0002871, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1532 Sunbeam Drive, 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.

AT

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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of June, 2014.

KASHANI CONSTRUCTION, LLC

By: Robert Taeidkashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th 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 the President 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 26th day of June, 2014.

Notary Public

My commission expires: 7-24-2017