BILL GARRETT, Davidson County
Trans:T20140051319 DEEDWARR
Recvd: 07/17/14 10:25 2 pgs
Fees:13.00 Taxes:851.56
20140717-0063209

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,150.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 11-3-17

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Christopher Lane Stockeland and wife, Heather Dena Stockeland 8529 Calistoga Way Brentwood, TN 37027	Same address as new owner	182-01-0-A-138.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand One Hundred Fifty and 00/100 Dollars ($230,150.00), 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, **CHRISTOPHER LANE STOCKELAND AND HEATHER DENA STOCKELAND, HUSBAND AND WIFE,** 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. 86 on the Plan of Phase Three, Sunset Hills, an 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, LLC, dated 3/6/2014, recorded 3/6/2014, of record in Instrument No. 20140306-0019002, in the Register's Office for Davidson County, Tennessee.

AND being a portion of the property conveyed to SAF Properties by Warranty Deed from James W. Clark, dated 2/8/2005, recorded 2/9/2005, of record in Instrument No. 20050209-0015271, said Register's Office, and a portion of the property conveyed to SAF Properties by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan, dated 5/15/2003, recorded 5/23/2003, of record in Instrument No. 20030523-0070966, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1539 Sunbeam, 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), 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 11th day of July, 2014.

KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

SINA TAEEDKASHANI, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Sina 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 Authorized Agent of Kashani Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Authorized Agent.

WITNESS my hand and seal, this the 11th day of July, 2014.

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp. 9-11-2017

Notary Public

Leeza Osborne
Printed Notary Name

My commission expires: 9-11-17