BILL GARRETT, Davidson County
Trans:T20140065782 DEEDWARR
Recvd: 09/04/14 11:18 2 pgs
Fees:13.00 Taxes:840.46
20140904-0080913

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140048

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,150.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

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
Peter D. Silvestro 8121 Ochoa Lane Brentwood, TN 37027	Same address as new owner	181 030 A 35700CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Seven Thousand One Hundred Fifty and 00/100 Dollars ($227,150.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, 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, **PETER D. SILVESTRO, SINGLE MAN**, hereinafter called the Grantee, 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 97, PHASE THREE, SECTION ONE, ADDITION TO INDIAN CREEK, RS-10 SUBDIVISION - CLUSTER LOT OPTION, as shown on plat of record in Instrument No. 20140407-0028956, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being that same property conveyed to Kashani Construction, LLC, a Tennessee Limited Liability Company from SAF Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated July 21, 2014 and recorded on July 24, 2014 at Instrument #20140724-0065694, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20140407-0028956; 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 8121 Ochoa Lane, Brentwood, TN 37027.

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

The undersigned covenant with the said Grantee 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 Grantee.

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 Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 29th day of August, 2014.

KASHANI CONSTRUCTION, LLC

BY: _____

SINA TAEIDKASHANI, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of August, 2014, before me, appeared Sina 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 29th day of August, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 12/21/2014