BILL GARRETT, Davidson County
Trans:T20140085975 DEEDWARR
Recvd: 11/14/14 09:59 3 pgs
Fees:18.00 Taxes:898.73
20141114-0105154

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

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ day of November, 2014.

NOTARY PUBLIC

My commission expires: 12/21/14

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
Michael J. Burcsynski, *et ux.* 948 Morning Road Cane Ridge, TN 37013	Same as new owner	182010A167.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand Nine Hundred and 00/100 Dollars ($242,900.00), 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, **MICHAEL J. BURCSYNSKI AND CLAIRE C. BURCSYNSKI, 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. 100, 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, a Tennessee limited liability company, by Quitclaim Deed from SAF Properties, LLC, a Tennessee limited liability company, dated 7/21/2014, recorded 7/24/2014, of record in Instrument No. 20140724-0065691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SAF Properties, A Tennessee Partnership, by Warranty Deed from James W. Clark, dated 2/8/2005, recorded 2/9/2005, of record in Instrument No. 20050209-0015271, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 948 Morning Road, 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 10 day of November, 2014.

ROBERT TAEIDKASHANI

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 10 day of October, 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 10 day of October, 2014.

Notary Public

My commission expires: 12/21/14

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Date: NOVEMBER 10, 2014

VA Case No.: 20-20-6-0642598

RE: 948 MORNING ROAD, CANE RIDGE, TENNESSEE 37013-4693

CABO COMPLIANCE CERTIFICATION

I hereby certify that the above referenced property was constructed to meet the energy conservation standards of the Council of American Building Officials' 1992 Model Energy Code.

SAFE DRINKING WATER ACT

I hereby certify that in construction any solders and flux used did not contain more than 0.2 percent lead and any pipes and pipe fittings used did not contain more than 8.0 percent lead.

Builder to sign and date