RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140059

BILL GARRETT, Davidson County
Trans:T20150014387 DEEDWARR
Recvd: 02/27/15 10:04 2 pgs
Fees:13.00 Taxes:758.13
20150227-0016961

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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
Mina K. Guirguis 500 Piccadilly Row Antioch, TN 37013	Same address as new owner	173-04-0-A-324.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Four Thousand Nine Hundred and 00/100 Dollars ($204,900.00), 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**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MINA K. GUIRGUIS AND FIFY A. GODA HUSBAND AND WIFE**, hereinafter called the Grantee(s), her 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 Number 295, on the Final Plat, Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument Number 20040128-0010661, in the 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 Warranty Deed dated August 13, 2014 and recorded August 14, 2014, of record in Instrument Number 20140814-0073554, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 909 Cabernet Trail, #295, Antioch, 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), her 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 2015 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

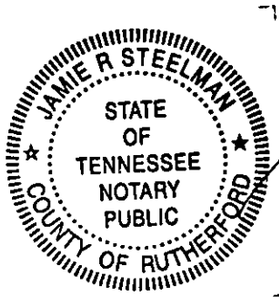
WITNESS MY/OUR HANDS, this the 24th day of February, 2015.

Kashani Construction, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Robert Taeidkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Kashani Construction, LLC, the within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, President.

WITNESS my hand and seal, this the 24th day of February, 2015.



Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/13/18