Davidson County	DEEDWARR
Recvd: 04/13/15 13:33	2 pgs
Fees:13.00 Taxes:787.73	
20150413-0032386	

WARRANTY DEED	15-03-016 State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of April, 2015 Notary Public My Commission Expires: _____ (AFFIX SEAL)

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203		
ADDRESS FOR NEW OWNER(S) AS FOLLOWS: **ARTHUR D. HENDERSON, JR. AND CATHERINE HENDERSON**	SEND TAX BILLS TO: New Owner	MAP-PARCEL-NUMBERS 173-08-0A
(NAME) 2121 Skyglen Trace	(NAME)	089.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE GRANDVIEW EIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ARTHUR D. HENDERSON, JR., AND CATHERINE HENDERSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 9 on the Final Plat, Section Three, Deer Valley, a "Cluster Lot Subdivision" of record in Instrument No. 20060614-0070867, 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 part of the same property conveyed to THE GRANDVIEW EIGHT, G.P., A TENNESSEE CORPORATION, N/K/A THE GRANDVIEW EIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, as evidenced by Acknowledgment of Conversion of record in Instrument No. 20141226-0117686, Register's Office for Davidson County, Tennessee, by deed from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION of record in Instrument No. 20100119-0004080, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, of record in Instrument No. 20021212-0153693, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2121 Skyglen Trace, Antioch, TN, 37013.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 10th day of April, 2015

THE GRANDVIEW EIGHT, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
FRED YAZDIAN, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **THE GRANDVIEW EIGHT, LLC , A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2015.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018