WARRANTY DEED

State of Tennessee)
County of Davidson)

15-03-018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of April, 2015

Notary Public

My Commission Expires: 5-8-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150032511 DEEDWARR
Recvd: 04/29/15 14:06 2 pgs
Fees:13.00 Taxes:787.73
20150429-0038397

A. C. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

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:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICHARD STEPHEN POWLUS AND CLARA GRACE POWLUS	New Owner	181-02-0B
(NAME) 6701 Sunnywood Drive	(NAME)	023.00CO
(ADDRESS) Nashville, TN 37211	(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, **YAZDIAN DEVELOPMENT GROUP,INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD STEPHEN POWLUS AND CLARA GRACE POWLUS, 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:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Final Plat, Section Two, Sugar Valley Place, SP Development, a Planned Unit Development, of record in Instrument Number 20140721-0064617, 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 a portion of the same property conveyed to Yazdian Development Group, Inc., A Tennessee Corporation, by Quitclaim Deed from SAF Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20140922-0086540, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions, By-laws and Charter of SUGAR VALLEY PLACE HOA contained in instrument of record in Instrument No. 20140228-0017500, and as amended in Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee.

BEING unimproved ☐
Improved ☒ property known as: **6701 Sunnywood Drive, Nashville, TN, 37211.**

(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 24th day of April, 2015

YAZDIAN DEVELOPMENT GROUP, INC.,
A TENNESSEE CORPORATION

By: _____
KAREN YAZDIAN, SECRETARY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KAREN YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the SECRETARY of **YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that she as such SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2015.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON