(7)

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150049366 DEEDWARR
Recvd: 06/22/15 08:34 2 pgs
Fees:13.00 Taxes:698.93
20150622-0059149

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher R. Fry and Rachel L. Fry 6713 Sunnywood Drive Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	142-10-0D-005.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTOPHER R. FRY and wife, RACHEL L. FRY**, hereinafter called the Grantees, thier heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lots No. 17, on the Final Plat, Section Two, Sugar Valley Place, SP Development, a Planned Unit Development, of record in Instrument No. 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 SAF Properties, a Tennessee Partnership by deed from Sugar Valley, G.P., a Tennessee General Partnership of record in Instrument No. 20060501-0049705, filed on 05/01/2006, and a portion of the same property further conveyed to Yazdian Development Group, Inc., a Tennessee Corporation, by Quitclaim Deed, from SAF Properties, LLC, a Tennessee Limited Liability Company, formerly SAF Properties, a Tennessee Partnership [See Articles of Conversion of record in Instrument No. 20140219-0014127] by deed of record on 05/28/2015, at Instrument No. 20150528-0048956, Davidson County Register of Deeds.

This is improved property known as **6713 Sunnywood Drive, Nashville, Tennessee 37211** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 the hand of the authorized representative of the Grantor, this **18th** day of **June, 2015**:

Yazdian Development Group, Inc., a Tennessee Corporation

By: _____ Pres.

Name: SETH YAZDIAN

Title: PRESIDENT

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared SETH YAZDIAN (Printed Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the PRESIDENT (Printed Title) of **Yazdian Development Group, Inc., a Tennessee Corporation**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Yazdian Development Group, Inc., a Tennessee Corporation** for the purposes therein contained.

Witness my hand and official seal on this the 18 day of June, 2015.

_____
NOTARY PUBLIC

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $188,900.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2015:

_____
Notary Public

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/19