RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156302

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064998 DEEDWARR
Recvd: 08/05/15 14:43 2 pgs
Fees:13.00 Taxes:780.46
20150805-0078066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,935.00.

Kimberly Barnard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Kimberly Barnard *et vir* 856 Daybreak Drive Cane Ridge, TN 37013	Same address as new owner	174 13 OA 163.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand Nine Hundred Thirty Five and 00/100 Dollars ($210,935.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **KIMBERLY BARNARD AND JEFFREY BARNARD, WIFE AND HUSBAND**, hereinafter called the Grantees, 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 Number 163, as shown on the Plat of Phase Four, Sunset Hills, of record in Instrument Number 20150211-0012821, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description thereof.

Being the same property conveyed to Kashani Construction, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from SAF Properties, a Tennessee General Partnership, of record in Instrument No. 20150727-0073702, Register's Office for Davison County, Tennessee.

The address of the herein described property is believed to be 856 Daybreak Drive, 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 on plat of record in Instrument Number 20150211-0012821; to any and all restrictive covenants and/or easements 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has 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 Grantees.

The undersigned further covenant and bind itself, it successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 31st day of July, 2015.

KASHANI CONSTRUCTION, LLC

BY: _____

ROBERT TAEIDKASHANI, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of July, 2015, 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 the president of Kashani Construction, LLC, 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 31st day of July, 2015.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/18/18