BILL GARRETT, Davidson County
Trans:T20150077807 DEEDWARR
Recvd: 09/14/15 10:19 2 pgs
Fees:13.00 Taxes:671.55
20150914-0092859

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

State Of Tennessee
County Of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $181,500.00.

Affiant

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me, this 4th day of September, 2015.

Notary Public
My commission expires: 2-11-16

04-1507-55647

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Vahid Derakhshanian	SWBC Mortgage Corp.	149-15-0-A-350.00 CO
1760 Bridgecrest Drive	9311 San Pedro Ave., Ste. 100	
Antioch TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Envision Construction, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Vahid Derakhshanian and Laymon Dosky, husband and wife**, hereinafter called the Grantees, their successors 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. 149, on the Plan of Phase Six, Cambridge Forest, of record in Instrument No. 20070430-0051165, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to RL REGI-TN GVC, LLC by Substitute Co-Trustee's Deed from Justin T. Starling, Substitute Co-Trustee, dated February 23, 2012, recorded February 24, 2012, of record in Instrument No. , Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Envision Construction, LLC, a Tennessee limited liability company by deed from RL REGI-TN GVC, LLC, a Tennessee limited liability company, dated April 20, 2015, recorded April 28, 2015, of record in Instrument No. 20150428-0037753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1760 Bridgecrest Drive, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 4th day of September, 2015.

Envision Construction, LLC, a Tennessee limited liability company

By: _____

Name: Darren Dryer

Title: member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darren Dryer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the **Member** of **Envision Construction, LLC, a Tennessee limited liability company**, the within named bargainor, and that he/she is authorized by **Envision Construction, LLC, a Tennessee limited liability company**, to execute this instrument on its behalf.

Witness my hand in Smyrna, TN, this 4th day of September, 2015.

_____
Notary Pubic
State of Tennessee at Large

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission expires: 5/23/16