BILL GARRETT, Davidson County
Trans:T20150079485 DEEDWARR
Recvd: 09/18/15 10:17 2 pgs
Fees:13.00 Taxes:861.66
20150918-0094867

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156240

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,880.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2015.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD 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
Narciso Garza Jr. *et ux* 891 Daybreak Drive Cane Ridge, TN 37013	Same address as new owner	174 13 0A 122.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Two Thousand Eight Hundred Eighty and 00/100 Dollars ($232,880.00), 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 Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **NARCISO GARZA JR. AND THRESSES A. GARZA, HUSBAND AND WIFE**, 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 122 as shown on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, of record in Instrument Number 20150211-0012821, in the Register's Office of 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 Kashani Construction, LLC, a Tennessee Limited Liability Company, by Deed dated April 1, 2015 and recorded April 1, 2015, of record in Instrument Number 20150401-0028332, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 891 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 covenants 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 which taxes are being paid at closing.

The undersigned further covenants and binds itself, its 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 10th day of September, 2015.

KASHANI CONSTRUCTION, LLC

BY: _____
COBY HANAI, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 10th day of September, 2015, before me, appeared Coby Hanai, 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 is an authorized agent of Kashani Construction, LLC, a Tennessee Limited Liability Company, 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 10th day of September, 2015.

_____
Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY