RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC150071

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102437 DEEDWARR
Recvd: 12/03/15 14:31 2 pgs
Fees:13.00 Taxes:891.33
20151203-0122024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Cody Sutherland and Jenna Baines 855Daybreak Drive Cane Ridge, TN 37013	new owner	174 13 0A 113.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand Nine Hundred and 00/100 Dollars ($240,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CODY A. SUTHERLAND, A SINGLE MAN AND JENNA L. BAINES, A SINGLE WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), 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 No. 113, on the Plan of Sunset Hills, Phase Four, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150211-0012821, 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 PART OF the same property conveyed to SAF Properties, a Tennessee General Partnership, by Deeds, recorded on 2/11/2005, of record in Instrument # 20050211-0015956 and by Deed, recorded on 02/09/2005 Instrument # 20050209-0015271, in the Register Deed's Office for Davidson County, Tennessee.

BEING A PART OF the same property conveyed to Kashani Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed, dated 7/24/2015, and recorded on 7/27/2015, of record in Instrument # 20150727-0073702, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 855 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 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 Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have 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 are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of December, 2015.

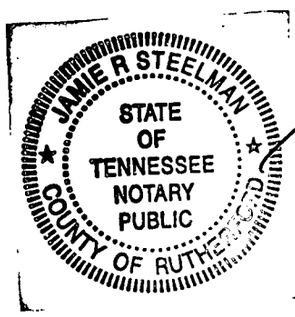
Kashani Construction, LLC, a Tennessee Limited Liability Company

BY: Robert Taeidkashani
ITS: Chef Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Robert Taeidkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Kashani Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as, Chief Manager.

WITNESS my hand and seal, this the 1st day of December, 2015.



Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18