WARRANTY DEED

15-12-003

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of February, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAI T. NGUYEN AND VI N. NGUYEN	New Owner	181-01-0A
(NAME) 6633 Sugar Valley Drive	(NAME)	008.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **YAZDIAN CONSTRUCTION, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAI T. NGUYEN , A MARRIED WOMAN AND VI N. NGUYEN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs 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. 8, on the Plan of Section One, Sugar Valley, a Planned Unit Development of record in Book 9700, Page 374, and as amended in Book 9700, Pages 709 thru 7/11, 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 part of the same property conveyed to YAZDIAN CONSTRUCTION, A TENNESSEE GENERAL PARTNERSHIP, by Deed from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, dated April 14, 2010 of record in Instrument No. 20100415-0028562, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14, and as made applicable in 2004-0203-0013041, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6633 Sugar Valley Drive, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20160011289 DEEDWARR
Recvd: 02/10/16 11:16 2 pgs
Fees:13.00 Taxes:1221.00

20160210-0012876

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, its hands, this 8 th day of February, 2016

YAZDIAN CONSTRUCTION,
A TENNESSEE GENERAL PARTNERSHIP

BY: _____
FRED YAZDIAN, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the GENERAL PARTNER of **YAZDIAN CONSTRUCTION, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that he as such GENERAL PARTNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 8 th day of February, 2016.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY