WARRANTY DEED

16-07-011

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of July, 2016

Notary Public

My Commission Expires: 2/21/2017

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/02/16 14:42 3 pgs
Fees:18.00 Taxes:1061.90
20160802-0079838

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
ISMET REXHEPI & DIBRAN REXHEPI	NEW OWNER	181-01-0B
(NAME) 656 Sugar Mill Drive	(NAME)	086.00
(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, **SETH E. YAZDIAN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ISMET REXHEPI AND FAHRIJE REXHAPI, HUSBAND AND WIFE AND DIBRAN REXHEPI, AN UNMARRIED MAN**, 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. 27, on the Plan of Section Two, Addition to Sugar Valley, a RS10 Cluster Lot Subdivision,** of record in Instrument No. 20040622-0073636, 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 the same property conveyed to SETH E. YAZDIAN, AN UNMARRIED PERSON, by Deed from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20101015-0082869, Register's Office for Davidson County, Tennessee.

SUBJECT property was not now nor ever has been the principal place of residence for the Grantor herein.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley of record in Book 11069, Page 14, as made applicable in Instrument No. 20040623-0074495, 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: **656 Sugar Mill Drive, Nashville, TN, 37211.**

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

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, my hand, this 29th day of July, 2016.

SETH E. YAZDIAN

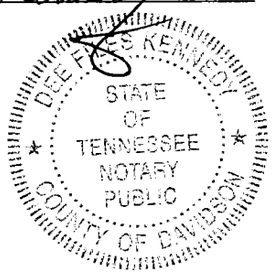
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SETH E. YAZDIAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2016.

My Commission Expires: 07/02/18

Notary Public



True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 02/21/2017