WARRANTY DEED

17-05-028

State of Tennessee)
County ~~of Davidson~~ Rutherford)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of July, 2017

Notary Public

My Commission Expires: 11/17/19 (AFFIX SEAL)

Katelyn Taylor
State of Tennessee Notary Public
Rutherford

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
RICHARD C. STOKES AND SARA-JANE STOKES	Highlands Residential Mortgage	P/O 173-184.00,189.00,107
(NAME) 8045 Brockman Lane	(NAME) 1201 N. Central Expressway,	(2017)173-10-0C-084.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Ste 750	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Dallas, TX 75243	

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, **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD C. STOKES AND SARA-JANE STOKES, HUSBAND AND WIFE**, 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. 84, on the Plan of Phase Two Delvin Downs, an RS-10 Residential P.U.D., as of record in Instrument No. 20160929-0102578, 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 KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from BLACKSTONE DEVELOPMENT INC., A TENNESSEE CORPORATION, of record in Instrument No. 20161021-0111628, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, Charter of Delvin Downs Estates and By-Laws contained in Instrument of record in Instrument No. 20160627-0065506, 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: **8045 Brockman Lane, Nashville, TN, 37211.**

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

BILL GARRETT, Davidson County
Trans:T20170062016 DEEDWARR
Recvd: 07/20/17 09:53 2 pgs
Fees:13.00 Taxes:1208.05
20170720-0073165

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 14th day of July, 2017

KASHANI CONSTRUCTION, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
ROBERT TAEIDKASHANI, SOLE MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT TAEIDKASHANI**, 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 SOLE MEMBER of **KASHANI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such SOLE MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2017.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return TO:

Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130