Bill Garrett Davidson County
Batch# 1556 DEEDQC
09/18/2017 09:29:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20170918-0094947

17-09-003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

MAP 181-02-0-C
P/O PARCELS 001.00CO, 002.00CO, 003.00CO, & 004.00CO

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

Affiant

Subscribed and sworn to before me this the 7th day of September, 2017.

My Commission Expires: 7/2/18

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

**THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND AT THE DIRECTIONOF THEPARTIES TO THE TRANSACTION**
**BY:** WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Ste. 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

**YAZDIAN DEVELOPMENT GROUP, INC.**
**7175 Nolensville Road, Ste. 207**
**Nolensville, TN 37135**

SEND TAX BILLS TO:

**"NEW OWNERS"**

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE GRANDVIEW EIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the "**Grantor**", do hereby quitclaim and convey all of its rights, title and interest to hereinafter **YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION,** called the "**Grantee**", its successors and assigns, in and to that certain tracts or parcels of land in Davidson County, Tennessee, as follows, to-wit:

LAND in Davidson County, Tennessee being **Units Nos. 1, 2, 3, 4, & 5 Inclusive, on the Plan of Phase One, Villages at Creekside, a Horizontal Property Regime,** as established pursuant to the Master Deed of Villages at Creekside of record in Instrument No. 20160705-0068757, 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 THE GRANDVIEW EIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, INC., of record in Instrument No. 20160809-0082906, as more fully described on the Exhibit "A", Exhibit "B-1", & Exhibit "B-2", Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villages at Creekside, of record in Instrument No. 20160705-0068757, of record aforementioned, said Register's Office; 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 Grantor(s) herein.***

SUBJECT property is UNIMPROVED and located in Davidson County, Tennessee and known as **Units Nos. 1, 2, 3, 4, & 5 Lenox Creekside Drive, Antioch, Tennessee 37013.**

**IN WITNESS WHEREOF,** the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 7th day of September, 2017.

**THE GRANDVIEW EIGHT, LLC,**
**A TENNESSEE LIMITED LIABILITY COMPANY**

**By:** _____
**FRED YAZDIAN, PRESIDENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in 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 PRESIDENT of the **THE GRANDVIEW EIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Officer.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2017.

My Commission Expires: 7/2/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

_____
~~XXXXXXXXX~~ Danielle Williams

State of Tennessee )
County of Davidson )

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Danielle Williams

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

My Commission Expires: 7/2/18

_____
Notary Public