Bill Garrett Davidson County
Batch# 109546 **DEEDWARR**
06/27/2018 12:39:20 PM 2 pgs
Fees: $13.00 Taxes: $1,178.36

20180627-0062030

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810628

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,477.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2018.

NOTARY PUBLIC

My commission expires: 10-1-21

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JILL RODRIGUEZ

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Marran and Angela Marran 4040 Liberton Way, Nolensville, TN 37135	Same address as new owner	187 09 0A 146.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighteen Thousand Four Hundred Seventy Seven and 00/100 Dollars ($318,477.00), 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, **TONY MARRAN AND ANGELA MARRAN, husband and wife**, 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 146, on the Plan of Phase 8, Burkitt Village, an SP Subdivision, as shown on plat of record at Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Kashani Construction, LLC, a Tennessee limited liability company by deed from Kiddsroad, LLC, a Tennessee limited liability company, dated November 7, 2017 and recorded on November 8, 2017 at Instrument No. 20171108-0114940, Register's Office for Davidson County, Tennessee.

Previously being a portion of the same property conveyed to Kiddsroad, LLC, a Tennessee limited liability company, by deed from Y & H Tennessee Partnership, a Tennessee General Partnership, of record at Instrument No's 20160310-0023056 and at Instrument No. 20160509-0045546 dated March 18, 2016 and May 8, 2016, said Register's Office.

The address of the herein described property is believed to be 4040 Liberton Way,

Nolensville, TN 37135, 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 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 20th day of June, 2018.

Kashani Construction, LLC

BY: ROBERT KASHANI, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Kashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged Himself to be a Member of Kashani Construction, LLC, the within named bargainor, and that as such Member, that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of June, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19