Karen Y Johnson Davidson County
Batch# 155068 DEEDWARR
10/30/2018 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.03
20181030-0107278

**WARRANTY DEED**

32025

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of October, 2018

Notary Public

My Commission Expires: May 22, 2019 (AFFIX SEAL)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 285833

**THIS INSTRUMENT WAS PREPARED BY**

CORTALEKELLEY LAW FIRM

**330 Commerce Street, Ste. 110, Nashville, TN 37201**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **JORDAN PATTERSON AND HANNAH CAYLOR** | New Owner | P/O 187-201.00 |
| (NAME) | (NAME) | |
| 4056 Liberton Way | | (2018) 187-09-0A-142.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | | |
| (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 DEVELOPMENT GROUP,INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JORDAN PATTERSON, AN UNMARRIED MAN AND HANNAH CAYLOR, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 142 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision**, as of record in Instrument No. 20170816-0084229, 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 DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION, by Deed from KIDDSROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180314-0024072, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws, of Burkitt Village contained in instrument of record in Instrument No. 20130717-0074035 as amended in 20141002-0090861 and made applicable in 20171108-0114807, 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: **4056 Liberton Way, Nolensville, TN, 37135.**

(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,** its hands, this 15th day of October, 2018

**YAZDIAN DEVELOPMENT GROUP, INC.,**
**A TENNESSEE CORPORATION**

**By:** _____
**SETH YAZDIAN, PRESIDENT**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SETH 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 **YAZDIAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2018.

My Commission Expires: 05/02/22

_____
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

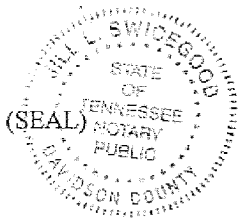
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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