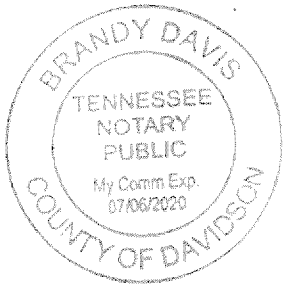
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Ashley Moffett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF MAY, 2019.

B S Davis
Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael DePippa and Meghan Walls DePippa		129 07 0 014.00
(NAME) 213 Vaughns Gap Road	(NAME) Same	Karen Johnson Davidson County Batch# 237446 DEEDWARR 05/31/2019 03:57:30 PM 4 pgs Fees: $23.00 Taxes: $2,867.50 20190531-0052129
(ADDRESS) Nashville, TN 37205	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Giti3 Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael DePippa and Meghan Walls DePippa, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

This is improved property known as 213 Vaughn's Gap Road, Nashville, TN 37215 and more particularly described as follows:

Being Lot No. 12 on the Plan of West Meade Farms, Inc., Section V, as of record in Book 2133, Page 37, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 12 fronts 180 feet on the southerly side of Vaughn's Gap Road and runs back 482.6 feet on the easterly line and 479 feet on the westerly line, to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to Bruce Yazdian and wife, Giti Yazdian by Warranty Deed from John David Stamps and wife, Suzann Jackson Stamps dated July 15, 1981 and recorded July 16, 1981 in Book 5771, Page 16, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GITI3 Properties, LLC by Quitclaim Deed from Bruce Yazdian and wife, Giti Yazdian dated March 30, 2016 and recorded April 7, 2016 as Instrument No. 20160407-0033263 and being corrected February 10,

2017 as Instrument No. 20170210-0014371 and recorded February 27, 2017 as Instrument No. 20170227-0019531, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Yazdian and wife, Giti Yazdian by Quitclaim Deed from Giti3 Properties, LLC dated January 5, 2017 and recorded May 10, 2017 as Instrument No. 20170510-0046631, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Giti3 Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Bruce Yazdian and Giti Yazdian dated October 1, 2018 and recorded November 15, 2018 as Instrument No. 20181115-0112490, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 213 Vaughns Gap Road, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs 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 heirs 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 our hands this 31st day of May, 2019

Giti3 Properties, LLC

BY: _____

File Number: GRN-1904574SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bahroz Byazdian and Giti Yazdian,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Giti3 Properties, LLC, the within named bargainor, and that they as such Members, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

File Number: GRN-1904574SSO

Certificate of Authenticity

I, Ellen Scott, 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.

Ellen Scott

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Ellen Scott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

HEATHER R HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY