File No. 526010014

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/06 12:47 2 pgs
Fees:13.00 Taxes:946.83
20060126-0009994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: September 16, 2009.

(AFFIX SEAL)

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tomaris Hambrick	Tomaris Hambrick	182-12-O-A-72
(NAME) 4277 October Woods Drive	(NAME) 4277 October Woods Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, T R & D INC., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tomaris Hambrick and Nicole Hambrick, 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:

BEING Lot No. 254 on the Plan of Phase Six, Section Three Apple Valley, a Residential Planned Unit Development, as shown by plat of record in Instrument No. 20050125-0008848, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to T R & D Inc., a Tennessee Corporation by deed from Designer Home, GP, a Tennessee General Partnership dated July 5, 2005 and recorded on July 5, 2005 in Instrument No. 20050706-0077384, Register's Office for said County.

Being the same property conveyed to T R & D Inc., a Tennessee Corporation by deed from Designer Home, GP, a Tennessee General Partnership dated July 5, 2005 and recorded on July 5, 2005 in Instrument No. 20050706-0077384, Register's Office for said County.

Subject to all matters as set forth per Plat in Instrument No. 20050125-0008848, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20020528-0064320, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20020724-0088782, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20020724-0088783, 20031208-0175884, 20050125-0009045 and 20051207-0147209, Register's Office of said County.

By-Laws as shown of record in Instrument No. 20020724-0088784, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4277 October Woods Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of January, 2006.

T R & D Inc., a Tennessee Corporation

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sina Taeedkashani with whom I am personally acquainted and who upon his oath acknowledged him to be the President of T R & D Inc.,a Tennessee Corporation the within named bargainer, a corporation, and that, Sina Taeedkashani as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Sina Taeedkashani as such President.

Witness my hand at office this 17th day of January, 2006.

Commission expires: September 16, 2009

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jai Kehew
Notary Public

File Number: 526010014

RETURN TO:
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027