File No. 526010153

WARRANTY DEED

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Shalle E Anderson 3/15/2006
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2006.

Jai Kehew
Notary Public

MY COMMISSION EXPIRES: September 16, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/06 15:15 2 pgs
Fees:13.00 Taxes:832.13
20060403-0037747

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
Shalle E. Anderson	Market Street Mortgage Corporation	Part of Map 182 ~~Parcel 204~~
(NAME) 7061 Red Apple Road	(NAME) 213 Overlook Circle Suite A4	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, Tennessee 37027	
(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, we, TR&D, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shalle E. Anderson, HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 256 on the Plan of Phase Six, Section Three, Apple Valley, as of record in Instrument Number 20050125-0008848, 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 a part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by Warranty Deed from Designer Homes GP, a Tennessee General Partnership, dated July 5, 2005, of record in Instrument Number 20050706-0077384, Register's Office for Davidson County, Tennessee.

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 7061 Red Apple Road, 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), her 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), her 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 15th day of March, 2006.

TR&D Homes Inc.

By: _____
Sina Taeedkashani, President

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 himself to be the President of TR&D Homes, Inc., 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 himself as such President

Witness my hand at office this 15th day of March, 2006.

Commission expires: September 16, 2009

Jai Kehew Notary Public



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RETURN TO:

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