WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

08-01-031K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

La Tonya Marsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of February, 2008

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LA TONYA MARSH	Regions Bank d/b/a Regions Mortgage	182-1-A
(NAME) 136 Sundown Drive	(NAME) 2050 Pkwy Office Circle	29.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Birmingham, AL 35244	
(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, **TR&D HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LA TONYA MARSH, An Unmarried Woman,** hereinafter called the Grantee(s), its successors 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. 186, on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, A Planned Unit Development, of record in Instrument No. 20070607-0068102, 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 TR &D HOMES, INC., A TENNESSEE CORPORATION by Deed from SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20070801-0091468, dated July 30, 2007, and by deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005, in Instrument No. 20050211-0015956, Register's Office for Davidson County, Tennessee.

NOTE: SAF PROPERTIES, A TENNESSEE PARTNERSHIP AND SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP are one in the same entity.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sunset Hills, of record in Instrument No. 20070605-0067129, 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.

Davidson County DEEDWARR
Recvd: 02/26/08 10:37 2 pgs
Fees:13.00 Taxes:702.63
20080226-0018695

BEING unimproved ☐
Improved ☒ property known as: 136 Sundown Drive, Cane Ridge, TN, 37013.

(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 22nd day of February, 2008

TR&D HOMES, INC.,
A TENNESSEE CORPORATION

By: _____
SINA TAEEDKASHANI, PRESIDENT

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 (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of **TR&D HOMES, 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 Brentwood, Tennessee, this 22nd day of February, 2008.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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.

_____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON