WARRANTY DEED	State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of January, 2010 Notary Public My Commission Expires: 5-2-11 (AFFIX SEAL)

MELANIE HICKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste 301 Nashville, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Carol A. Geiger	Regions Bank dba Regions Mortgage	182 -1-A
(NAME)	(NAME)	
824 Daybreak Dr	6000 Poplar Ave. Ste. 300	100.00 CO
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Memphis, TN 38119	
(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.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carol A. Geiger,** UNMARRIED, 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 171 on the Plan of Phase One Section Two, Sunset Hills, RS-10 Subdivision - Cluster Lot Option of record in Instrument Number 20071220-0146323 said Registers Office to which plan reference is hereby made for a complete description of said lot.

BEING part of the same property conveyed to TR&D Homes Inc., by Deed from SAF Properties, A Tennessee General Partnership of record in Instrument No. 20080129-0009270 and by deeds from Charles R. Dornan and wife Martha J. Dornan dated May 15, 2003 and February 8, 2005 and recorded in Instrument Numbers 20030523-0070966 and 20050211-0015956 Register's Office for Davidson County, Tennessee.

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 herein.

BEING unimproved ☐
Improved ☒ property known as: 824 Daybreak Dr, Cane Ridge, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20100008878 DEEDWARR
Recvd: 02/12/10 12:43 2 pgs
Fees:13.00 Taxes:804.75
20100212-0011321

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 January, 2010

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 Nashville, Tennessee, this 15th day of January, 2010

My Commission Expires: 01/03/11

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON