THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 11-1114

BILL GARRETT, Davidson County
Trans:T20120001377 DEEDWARR
Recvd: 01/06/12 11:14 2 pgs
Fees:13.00 Taxes:724.83
20120106-0001562

Property Address:
248 Sundown Drive, Antioch, TN 37013
Map/Parcel 182.01-0A-126.00

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **TR & D Homes, Inc.**, existing under the laws of Tennessee, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **David B. Brooks**, an unmarried man hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 37, on the Plan of Phase Two Sunset Hills Cluster Lot Subdivision-Major Subdivision, a Planned Unit Development, of record in Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from SAF Properties, a Tennessee General Partnership, dated March 31, 2011, and recorded April 1, 2011, in the Register of Deeds for the County of Davidson, as Document No. 20110401-0025103.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 3rd day of January, 2012.

TR & D HOMES, INC.

By: _____ Pres.

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of January, 2012, before me, Sina Taeedkashani, the undersigned officer, personally appeared of TR & D Homes, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as president.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

_____
Notary Public
My Commission expires: _____

Grantor's Name, Address, Phone:
TR & D Homes, Inc.
6446 Edinburgh Drive
Nashville, TN 37221

Grantee's Name, Address, Phone:
David B. Brooks
248 Sundown Drive
Antioch, TN 37013
Send Tax bills to Grantee

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $195,900.00

Subscribed and sworn before me this the 3rd day of January, 2012.

_____
Affiant

(Affix Seal)

_____
Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015