BILL GARRETT, Davidson County
Trans:T20130040003 DEEDWARR
Recvd: 05/14/13 10:05 2 pgs
Fees:13.00 Taxes:776.63
20130514-0048353

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily N. Cashion	Avenue Bank	181 03 0A 301.00
(NAME)	(NAME)	
8020 Mandan Drive	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TR & D Homes, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily N. Cashion, an unmarried person**, hereinafter called the Grantees, their heirs 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. 114 on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to TR & D Homes, Inc. by Warranty Deed from SAF Properties, a Tennessee General Partnership dated December 27, 2012 of record in Instrument No. 0121227-0119240, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to SAF Properties, a Tennessee General Partnership by deed from HERLEY-Y dated October 1, 2004 of record in Instrument No. 0041001-0118249, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8020 Mandan Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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.

STK

Witness our hands this 7th day of May, 2013

TR & D Homes, Inc.
By: Sina Taeedkashani, President

Pres.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Sina Taeedkashani, whom I am personally acquainted and who upon his oath acknowledged himself to be the President of TR&D Homes Inc., and that he being authorized to do so in his capacity as President, executed the foregoing instrument for the purpose therein contained by signing on behalf of TR&D Homes Inc.

Witness my hand and official seal, this 7th day of May, 2013

Notary Public

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

My commission expires: _____

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122