BILL GARRETT, Davidson County
Trans:T20130041733 DEEDWARR
Recvd: 05/20/13 10:32 2 pgs
Fees:13.00 Taxes:776.63

20130520-0050478

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 **15th** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 4/23/16
(AFFIX SEAL)

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Stickel and Amanda Stickel	Pinnacle Bank	181030A300.00CO
(NAME)	(NAME)	
8016 Mandan Drive	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN, 37201	
(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, **T R & D Homes, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Stickel and Amanda Stickel, husband and wife**, 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. 113, 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 said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation by Warranty Deed from SAF Properties, A Tennessee General Partnership dated December 21, 2012 of record in Instrument No. 20121227-0119240, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to SAF Properties, A Tennessee General Partnership, by deed from Hurley-Y, A Tennessee General Partnership dated September 29, 2004 of record in Instrument No. 20041001-0118249, Register's Office for 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 8016 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.

Witness our hands this **15th** day of **May, 2013**

T R & D Homes, Inc. by Sina Taeedkashani, President

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 Builders, 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 Builders Inc.

Witness my hand and official seal, this **15th** day of **May, 2013**

Notary Public

My commission expires: 8/23/16

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON