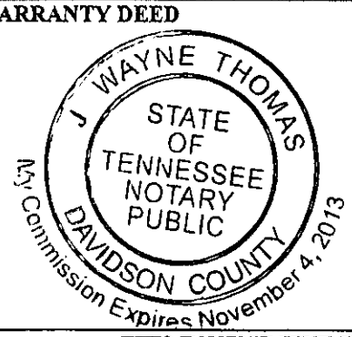
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Mynor Jose Chinchilla	TR&D Homes, Inc.	181 03 0A 291.00CO
(NAME)	(NAME)	
7977 Oakfield Grove	6446 Edinburgh Dr	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN, 37221-3722	
(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 **Mynor Jose Chinchilla,** * 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:

(CS) * unmarried

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section Two of Phase One, Addition to Indian Creek Estates, RS-10 Subdivision Cluster Lot Option of record in Instrument No. 20070720-0086794, Register's Office for Davidson County, Tennessee, to which 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 February 21, 2013 of record in Instrument No. 20130221-0017482, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to SAF Properties, a Tennessee general partnership by Warranty Deed from Hurley-Y, a Tennessee general partnership dated October 1, 2004 of record in Instrument No. 20041001-0118249, 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 7977 Oakfield Grove, 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,

CH

BILL GARRETT, Davidson County
Trans:T20130047653 DEEDWARR
Recvd: 06/07/13 10:20 2 pgs
Fees:13.00 Taxes:766.27

20130607-0058003

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 ~~31st~~ 30th day of May, 2013

JP

TR&D Homes, Inc.
by Coby Hanai; as Manager

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, this ~~31st~~ 30th day of May, 2013

Notary Public

My commission expires: _____

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

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