BILL GARRETT, Davidson County
Trans:T20130074460 DEEDWARR
Recvd: 08/28/13 11:51 2 pgs
Fees:13.00 Taxes:802.90

20130828-0090787

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of August, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin W. Henley	Avenue Bank	181 03 0A 299.00CO
(NAME)	(NAME)	
8012 Mandan Drive	111 10th Ave South, Ste 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN, 37203	
(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 **Justin W. Henley, unmarried**, 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 TN being described as:

Lot No. 112 on the Plan of Revision One, Phase Two, Addition to Indian Creek Esates, a 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.

BEING PART OF the same property conveyed to TR & D Homes, Inc. by Quitclaim Deed from SAF properties dated April 23, 2013, of record in Instrument #20130424-0040644 Register's Office for Davidson County, TN. Further being part of the same property conveyed to SAP properties, a Tennessee Partnership by Warranty Deed from Hurley-A, a Tennessee General Partnership, dated September 29, 2004 and filed in Instrument Number 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 8012 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 22nd day of August, 2013

TR & 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 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 22nd day of August, 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