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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130078328 DEEDWARR
Recvd: 09/10/13 11:17 2 pgs
Fees:13.00 Taxes:840.36
20130910-0095469

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,125.00

Kelly Marie Lowry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **August, 2013.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Michael Lowry and Kelly Marie Lowry	CMG Mortgage, Inc Dba CMG Financial	181-03-0A-255.00CO
(NAME) 7268 Santeelah Way	(NAME) 3160 Crow Canyon Rd Ste 400	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) San Ramon, CA, 94583	
(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, **TR & D Homes, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven Michael Lowry and wife, Kelly Marie Lowry**, 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:

BEING Land in Davidson County, Lot No. 72, on the Plan of Section One, Phase One, Addition to INDIAN CREEK ESTATES, a RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, 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 part of the same property conveyed to SAF Properties, a Tennessee Partnership, by deed dated September 29, 2004 from Hurley-Y, a Tennessee General Partnership and filed of record in Instrument # 20041001-0118249, said Register's Office for Davidson County, Tennessee. Being a part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation by deed dated June 21, 2013 from SAF Properties, a Tennessee Partnership, and filed of record in Instrument Number 20130621-0063658, said 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.

This is improved property, known as 7268 Santeelah Way, Cane Ridge, TN 37013

STK

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 it does covenant with the said Grantees that it is 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 it does further covenant and bind itself, its successors 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 **28th** day of **August, 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 **28th** 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

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