BILL GARRETT, Davidson County
Trans:T20130085093 DEEDWARR
Recvd: 10/02/13 10:56 2 pgs
Fees:13.00 Taxes:772.56

20131002-0103385

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **September, 2013.**

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(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
Timothy C Curtis	CMG Mortgage Inc.	182 01 0 A0141.00CO
(NAME)	(NAME)	
1540 Sunbeam Drive	3160 Crow Canyon Rd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TR & D Homes, Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy C Curtis, unmarried**, hereinafter called the Grantee, his 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. 94, on the Plan of Phase Three, Sunset Hills, RSS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by deed from SAF Properties, a Tennessee General Partnership and filed of record in Instrument Number 20130829-0091389, 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 1540 Sunbeam Dr, Lot 94 Sunset Hills, Cane Ridge, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and it does covenant

STK

with the said Grantee 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 Grantee, his 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 my hand this **30th** day of **September, 2013.**

TR & D Homes, Inc., a Tennessee Corporation

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 **30tg day of September, 2013.**

Notary Public

My commission expires:

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