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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089979 DEEDWARR
Recvd: 10/18/13 13:42 2 pgs
Fees:13.00 Taxes:862.84
20131018-0109160

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 $233,200.00

Patricia Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **3rd** day of **October, 2013.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Patricia Cole	CMG Mortgage, Inc.	174 00000 800
(NAME)	(NAME)	8
1548 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.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia Cole, unmarried**, hereinafter called the Grantee, her 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. 92, on the Plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision, Cluster Lot Option, of record in Instrument No. 20130619-0063025, 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 General Partnership by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005 of record in Instrument No. 20050211-0015956, and by Warranty Deed from James W. Clark dated February 8, 2005 of record in Instrument No. 20050209-0015271, and by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated May 15, 2003 of record in Instrument No. 20030523-0070966, Register's Office of Davidson County, Tennessee. BEING part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation by Quitclaim Deed from SAF Properties, a Tennessee General Partnership dated August 28, 2013, of record in Instrument No. 20130829-0091389, Register's Office for Davidson County, TN.

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 1548 Sunbeam Drive, 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 Grantee, her heirs and assigns forever; and it does covenant 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, her 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 **3rd** day of **October, 2013**.

TR & D Homes, Inc.
By: _____
Sina Taeed Kashani

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 **3rd day of October, 2013.**

_____
Notary Public

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

My commission expires:

_____