BILL GARRETT, Davidson County
Trans:T20140009856 DEEDWARR
Recvd: 02/11/14 12:28 2 pgs
Fees:13.00 Taxes:821.03
20140211-0012053

RECORD AND RETURN TO:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,900.00.

Magen Runyan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2014.

Brenda R Lehman
NOTARY PUBLIC

My commission expires: 3/8/15

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magen Runyan 1509 Sunbeam Dr. Cane Ridge, TN 37013	F & M Bank P.O. Box 451 Clarksville, TN 37041	182-01-0-A-163.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty One Thousand Nine Hundred and 00/100 Dollars ($221,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TR&D HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **MAGEN RUNYAN, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 135 on the Plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development of record at Instrument Number 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 a part of the same property conveyed to TR&D HOMES, INC., a Tennessee Corporation by Quitclaim Deed from SAF Properties, a Tennessee Partnership, dated December 30, 2013, recorded December 30, 2013 at Instrument Number 20131230-0130775, Register's Office for Davidson County, Tennessee.

The property address of the herein described real estate is believed to be 1509 Sunbeam Drive, Antioch (Cane Ridge), Davidson County, Tennessee 37013 and is shown on all tax records as same, but such addresses' are not part of the legal description and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of February, 2014.

TR&D HOMES, INC.

PGS. 2-4

By: Sina Taeedkashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10 day of February, 2014, before me, appeared Sina Taeedkashani, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is President of TR&D Homes, Inc., and that said instrument was signed in behalf of said TR&D Homes, Inc., and said officer acknowledged said instrument to be the free act of deed of said TR&D Homes, Inc..

WITNESS my hand and seal, this the 10 day of February, 2014.

Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014