RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: LMC140007

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045035 DEEDWARR
Recvd: 06/25/14 11:07 2 pgs
Fees:13.00 Taxes:783.29
20140625-0055502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2014.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 NUMBER
Ronald Priester	Same address as new owner	182-01-0-A-147.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eleven Thousand Seven Hundred and 00/100 Dollars ($211,700.00), 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, **T R & D HOMES, INC. A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RONALD PRIESTER AND VALERIE J. PRIESTER**, hereinafter called the Grantee(s), his 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 95 on the Plan of Phase Three, Sunset Hills, RS10 Subdivision - Cluster Lot Option, a Planned Unit Development of record in 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 the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation by Quitclaim Deed from SAF Properties, LLC, a Tennessee Limited Liability Company, dated 2/21/2014, recorded 02/21/2014, of record in Instrument No. 20140221-0015160, Registers Office for Davidson County, Tennessee.

The property address of the herein described real estate is believed to be 1536 Sunbeam Drive, 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(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) 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(s).

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(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of June, 2014.

TR&D HOMES, INC. A TENNESSEE CORPORATION

Coby Hanai, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of TR&D Homes Inc., A Tennessee Corporation, the within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as, Authorized Agent.

WITNESS my hand and seal, this the 18th day of June, 2014.

Notary Public

Brooke Smith

Printed Notary Name

My commission expires: 1-23-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON