RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,311.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2014 NOTARY PUBLIC My commission expires: 12/21/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: John C. Bowman, *et ux.* 3201 Hidden Creek Drive Cane Ridge, TN 37013	SEND TAX BILLS TO: Avenue Bank 3823 Cleghorn Ave Nashville, TN 37215	MAP-PARCEL NUMBERS 182-01-0-A-075.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand Three Hundred Eleven and 00/100 Dollars ($240,311.00), 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, **JOHN C. BOWMAN AND WIFE, BETHANY BOWMAN**, hereinafter called the Grantee(s), their 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. 75 on the plan of Phase One, Section Two, Sunset Hills Subdivision, RS-10 Subdivision Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20071220-0146323, 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 5/21/2014, recorded 5/21/2014, of record in Instrument No. 20140521-0043866, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3201 Hidden Creek Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BILL GARRETT, Davidson County
Trans:T20140062217 DEEDWARR
Recvd: 08/22/14 09:13 2 pgs
Fees:13.00 Taxes:889.15
20140822-0076572

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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ____ day of August, 2014.

TR&D HOMES, INC. A Tennessee Corporation

By: Sina Taeedkashani, President Pres.

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 14 day of August, 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 the President of TR&D Homes, Inc., a Tennessee Corporation, 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 14 day of August, 2014.

Notary Public

My commission expires: 12/21/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD