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

BILL GARRETT, Davidson County
Trans:T20140074054 DEEDWARR
Recvd: 10/02/14 08:25 2 pgs
Fees:13.00 Taxes:844.16
20141002-0090849

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,150.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of September, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

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
Melissa J. Reagan 1116 Davenport Blvd, #314 Franklin, TN 37067	New Owner	182-01-0-A-165.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Eight Thousand One Hundred Fifty and 00/100 Dollars ($228,150.00), 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(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MELISSA J. REAGAN AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), 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. 124, 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 a part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by Quit Claim Deed from SAF Properties, LLC, a Tennessee Limited Liability Company, dated 5/21/2014, recorded 5/21/2014, of record in Instrument #20140521-0043866, in the Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to SAF Properties, A Tennessee Partnership (converted to SAF Properties, a Tennessee Limited Liability Company per Articles of Conversion filed at Instrument # 20140219-0014127, said Register's Office) by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005 and recorded on February 11, 2005 at Instrument # 20050211-0015956, said Register's Office.

The address of the herein described property is believed to be 1519 Sunbeam Drive, Cane Ridge, 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.

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

WITNESS MY/OUR HANDS, this the 26 day of September, 2014.

TR&D HOMES, INC.

BY: Sina Taeedkashani, President Pres.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26 day of September, 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 26 day of September, 2014.

Notary Public

My commission expires: 12/21/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD