RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140050

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140087206 DEEDWARR
Recvd: 11/19/14 12:38 2 pgs
Fees: 13.00 Taxes: 837.31
20141119-0106681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,300.00.

Brent Booker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Cheryl Lynn Booker and Carl E. Booker 5648 Deer Valley Trail Cane Ridge, TN 37013	Same address as new owner	173-08-0-A-077.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Six Thousand Three Hundred and 00/100 Dollars ($226,300.00), 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, **CHERYL LYNN BOOKER AND CARL E. BOOKER**, 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 31, DEER VALLEY, SECTION TWO, as shown on plat of record in Instrument No. 20060106-0002333, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by Quitclaim Deed from Pine Oakes Properties Two, G.P., a Tennessee General Partnership, dated 7/23/2014, recorded 7/24/2014, and of record in Instrument No. 20140724-0065690, Register's Office for Davidson County, Tennessee.

Being also part of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership by Warranty Deed from Alma Eubank, James Gossett and Nancy D. York, as Sole Heirs-at-Law of Daisy Clark Gossett, deceased, recorded on the 7th day of December, 1999 in Instrument No. 199912070300314, in the Register's Office of Davidson County, Tennessee.

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.

CB STK CB

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 are being paid at closing.

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 13th day of November, 2014.

TR&D Homes Inc., A Tennessee Corporation

Sina Taeedkashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 13th day of November, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

CB CB