RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156200

BILL GARRETT, Davidson County
Trans:T20150062128 DEEDWARR
Recvd: 07/29/15 09:51 2 pgs
Fees:13.00 Taxes:846.56
20150729-0074544

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2015.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD 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
Kara Blake 6935 Calderwood Drive Cane Ridge, TN 37013	Same address as new owner	181030A21800CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Eight Thousand Eight Hundred and 00/100 Dollars ($228,800.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, 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 do hereby transfer and convey unto, **KARA BLAKE, A SINGLE 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. 10, on the Plan of Revision One, 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, A Planned Unit Development, of record in Instrument No. 20050301-0022508, 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 dated February 5, 2015 and recorded February 5, 2015, of record in Instrument No. 20150205-0011033, in the office aforesaid.

The address of the herein described property is believed to be 6935 Calderwood 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 on plat of record in Instrument No. 20050301-0022508; to any and all restrictive covenants and/or easements 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 it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2015 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 itself, its successors 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 ITS HAND, this the 16th day of July, 2015.

TR&D HOMES, INC., A TENNESSEE CORPORATION

BY: _____
SINA TAEEDKASHANI, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of July, 2015, 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 16th day of May, 2012.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/18/18