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

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

File No.: LMC160076

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160015091 DEEDWARR
Recvd: 02/24/16 10:02 2 pgs
Fees:13.00 Taxes:1105.93
20160224-0017471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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
Julie S. Phillips *et vir* 4147 Alva Lane Nolensville, TN 37135	Same address as new owner	187 09 0A 166.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Eight Thousand Nine Hundred and 00/100 Dollars ($298,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **T R & D HOMES, INC. A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JULIE S. PHILLIPS AND RYAN J. PHILLIPS, WIFE AND HUSBAND**, hereinafter called the Grantees, 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. 166, on the Plan of Phase Five, Section One Burkitt Vilage, SP Subdivision, of record in Instrument No 201500210-0012343, 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 part of the same property conveyed to TR&D Homes Inc., a Tennessee Corporation, by Quit Claim Deed from Kiddsroad, LLC, a Tennessee Limited Liability Company, dated 7/24/2015, recorded 7/27/2015, of record in Instrument No. 20150727-0073758, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4147 Alva Lane, Nolensville, TN 37135, 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.

STK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to all matters as shown on plat of record in Instrument No 201500210-0012343; 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees 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 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

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

WITNESS ITS HANDS, this the 11th day of February, 2016.

T R & D HOMES, INC.

BY: Pres

Sina Taeedkashani, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this the 11th day of February, 2016, 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 an authorized agent of T R & D HOMES, INC., a Tennessee corporation and that said instrument was signed in behalf of said T R & D HOMES, INC., and said officer acknowledged said instrument to be the free act of deed of said T R & D HOMES, INC.

WITNESS my hand and seal, this the 11th day of February, 2016.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017