RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: LMC160085

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20160029133 DEEDWARR
Recvd: 04/11/16 10:52 2 pgs
Fees:13.00 Taxes:1077.59
20160411-0034367

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,240.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of April, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Hitchcock 8272 Tapoco Lane Brentwood, TN 37027	Same address as new owner	181 06 0A 021.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety One Thousand Two Hundred Forty and 00/100 Dollars ($291,240.00), 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, **JEFFREY T. HITCHCOCK, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot 21, Phase One, Culbertson View as shown on plat of record in Instrument #20150803-0076314, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to TR&D Homes Inc. by deed from SAF Properties, LLC, dated 11/18/2015 and recorded at Instrument #20151118-0116934, said Register's Office.

The address of the herein described property is believed to be 8272 Tapoco Lane, Brentwood, TN 37027, 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 #20150803-0076314; 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, his 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 2016 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/or and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 1st day of April, 2016.

TR&D HOMES, INC.

BY: _____
Sina Taeedkashani, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of April, 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 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 1st day of April, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18