RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: LMC160086

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

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20160036640 DEEDWARR
Recvd: 05/03/16 12:53 2 pgs
Fees: 13.00 Taxes: 1104.01
20160503-0043503

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,380.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
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 |
|---|---|---|
| Khanh Le and Trang Ung<br>8268 Tapoco Lane<br>Brentwood, TN 37027 | Same address as new owner | 181 06 0A 022.00CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Eight Thousand Three Hundred Eighty and 00/100 Dollars ($298,380.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **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, **KHANH LE AND TRANG UNG, HUSBAND AND WIFE**, 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. 22 on the Plan of Phase One Culbertson View, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150803-0076314, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being 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 11/18/2015, recorded 11/18/2015, of record in Instrument No. 20151118-0116934, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8268 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.

STK

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 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 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 HAND, this the 25th day of April, 2016.

**TR&D HOMES INC.**

**BY:** _____
**SINA TAEEDKASHANI, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 25th 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 for TR&D Homes, Inc., and that said instrument was signed in behalf of said TR&D Homes, Inc., and said instrument to be the free act and deed of said TR&D Homes, Inc.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: _____

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY