WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014693 DEEDWARR
Recvd: 02/17/17 14:20 2 pgs
Fees:13.00 Taxes:1137.86
20170217-0016716

17-01-007

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,530.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of February, 2017

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DENISE P. WALTON	" NEW OWNER "	P/O 181-36.00;
(NAME) 417 Chinook Drive	(NAME)	(2017) 181-03-0A-376.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TR&D HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DENISE P. WALTON,** AN UNMARRIED WOMAN, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 53 on the Plan of Phase Four, Section One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option,** of record in Instrument No. 20160620-0062474, 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 Deed from SAF PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160721-0075359, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek of record in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152, and made applicable in Instrument No. 20140403-0027632, and made applicable in Instrument No. 20160809-0082902, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **417 Chinook Drive, Cane Ridge, TN, 37013.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 17th day of February, 2017

TR&D HOMES, INC.,
A TENNESSEE CORPORATION

By: _____
SINA TAEEDKASHANI, PRESIDENT

Pres

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SINA TAEEDKASHANI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **TR&D HOMES, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2017.

My Commission Expires: 07/02/18

_____
Notary Public

