RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810534

Bill Garrett Davidson County
Batch# 116940 DEEDWARR
07/17/2018 09:50:57 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20180717-0069288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2018.

NOTARY PUBLIC

My commission expires: Nov. 3rd 2020

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia M. Magalhaes 4065 Liberton Way, Nolensville, TN 37135	Same address as new owner	187 09 A 0500

FOR AND IN CONSIDERATION of the sum of Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($319,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TR&D HOMES INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CLAUDIA A. MAGALHAES, AN UNMARRIED WOMAN, AND DAVID E. LACHMAN AND FATIMA A. BASTOS, HUSBAND AND WIFE, all as joint tenants with right of survivorship,** hereinafter called the Grantee(s), 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. 105 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170816-0084229, 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 that same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by deed from Kiddsroad, LLC, a Tennessee limited liability company, dated December 6, 2017 and recorded December 6, 2017 at Instrument No. 20171206-0124694 in the Register's Office for Davidson County, Tennessee.

Previously being a portion of that same property conveyed to Kiddsroad LLC a Tennesee limited liablity company by deed from Y & H, a Tennessee General Partnership, dated March 10, 2016 and recorded March 10, 2016 at Instrument No. 20160310-0023056, said Register's Office.

The address of the herein described property is believed to be 4065 Liberton Way, 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.

This conveyance is made subject to all matters as shown 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(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of July, 2018.

TR&D HOMES, INC.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BY: SY KASHANI, PRESIDENT

Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sy Kashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is President of TR&D Homes, Inc., the within named bargainor and that as such Presdient, he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of July, 2018.

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: November 3rd 2020