RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810858

Bill Garrett Davidson County
Batch# 131356 DEEDWARR
08/21/2018 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,253.93
20180821-0082628

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2018.

NOTARY PUBLIC

My commission expires: 2/25/19

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:
Patrick T. Bonner and wife, Brenda B. Bonner 4067 Liberton Way Nolensville, TN 37135	~~Same address as new owner.~~ CalCon Mutual Mortgage LLC dba One Trust Home Loans 3131 Camino Del Rio North, Ste 1680 San Diego, CA 92108	187-09-0-A-106.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Eight Thousand Nine Hundred and 00/100 Dollars ($338,900.00), 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, **T R & 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, **PATRICK T. BONNER AND BRENDA B. BONNER, husband and wife**, hereinafter called the Grantee(s), 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. 106 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 said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to T R & D Homes Inc, by Warranty Deed from KiddsRoad, LLC, dated 12/6/2017, recorded 12/6/2017, of record in Instrument No. 20171206-0124694, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4067 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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of August, 2018.

TR&D Homes, Inc.

BY: SINA TAEEDKASHANI, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sina Taeedkashani, 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 President he executed the within instrument for the purposes therein contained by signing as President of TR&D Homes, Inc.

WITNESS my hand and seal, this the 20th day of August, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY