File No. 526010015

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 13:33 2 pgs
Fees:13.00 Taxes:750.36

20060207-0015210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: September 16, 2009
9-16-09 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY AI KEHEW

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel B. King	Market Street Mortgage Corporation	181-03-0-A – 226
(NAME) 6967 Calderwood Drive	(NAME) 213 Overlook Circle Suite A4	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lifestyle Home Builders, Inc., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel B. King and Jennifer S. King, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 18, on the Plan of 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050105-001852, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lifestyle Home Builders, Inc by deed from Hurley-Y, a Tennessee General Partnership, dated 09/29/05 and recorded on 09/30/05, of record in Instrument No. 20050930-0117529, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Hurley-Y, a Tennessee General Partnership by deed from Eugene T. Collins, Trustee With Full Power To Convey Without Joinder of Any Beneficiary, dated 11/20/03, recorded 11/19/03 of record in Instrument No. 20031119-0169039, Register's Office Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6967 Calderwood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 our hands this 17th day of January, 2006.

Lifestyle Home Builders, Inc

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Coby Hanai with whom I am personally acquainted and who upon his oath acknowledged to be the President of Lifestyle Home Builders, Inc, the within named bargainer, a corporation, and that, Coby Hanai as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Coby Hanai as such President.

Witness my hand at office this 17th day of January, 2006.

Commission expires: September 16, 2009

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jai Kehew Notary Public

File Number: 526010015

RETURN TO:

Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027