File No. 526010061

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/06 13:43 2 pgs
Fees:13.00 Taxes:745.18

20060317-0031140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: September 16, 2009.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Ryan C. Miller	Market Street Mortgage Corporation	181-3-A-224
(NAME) 6959 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, we, Lifestyle Home Builders Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan C. Miller and Stephanie Miller, 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:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of the 3rd Addition Indian Creek, an RS10) Cluster Lot Subdivision as shown by plat of record in Plat Book 20050105-001852, and revised in 20050301-0022508, of the 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., a Tennessee Corporation by deed from Hurley-Y a Tennessee General Partnership dated 10/14/05 and recorded on 10/24/05 in Instrument No. 20051024-0128386, Register's Office for said County.

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 6959 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 22nd day of February, 2006.

Lifestyle Home Builders Inc.

By: _____
Coby Hanai, President

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 himself 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 22nd day of February, 2006.

Commission expires: September 16, 2009

Jai Kehew

Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 526010061

RETURN TO:

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