WARRANTY DEED

FILE BOX 19B
08-04-017K

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,600.00.

Shirley Saavedra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of May, 2008

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/08 14:38 2 pgs
Fees:13.00 Taxes:1023.42
20080602-0055992

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHIRLEY SAAVEDRA	Mortgage America, Inc.	181-3-A
(NAME) 809 Ottoe Ct	(NAME) 1800 International Park Dr. Ste. 100	335.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham, AL 36243	
(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, **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 **SHIRLEY SAAVEDRA, An Unmarried Woman**, 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.133, on the Resubdivision of Lots 133 & 134, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20070720-0086788 as amended in 20080130-0009500, 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 the same property conveyed to LIFESTYLE HOME BUILDERS, by Deed from SAF PROPERTIES, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20070801-0091429, dated July 30, 2007, further conveyed September 29, 2004, in Instrument No. 20041001-0118249, and by QuitClaim Deed to correct Lot lines in Instrument No 20080602-0055991 to be recorded in 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 20070606-0067790, 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: 809 Ottoe Ct, Brentwood, TN, 37027.

(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 27th day of May, 2008

LIFESTYLE HOME BUILDERS, INC.,
A TENNESSEE CORPORATION

By: _____
COBY HANAI, PRESIDENT

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 (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of **LIFESTYLE HOME BUILDERS, 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 Brentwood, Tennessee, this 27th day of May, 2008.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

_____
Kris Morss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kris Morss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON