BOX 10-A

WARRANTY DEED	11-03-011-D
RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,139.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of May, 2011 Notary Public My Commission Expires: _____ (SEAL) CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NELL E. HILDERBRAND	SA Mortgage Services, LLC	182-01-A
(NAME)	(NAME)	
256 Sundown Drive	1600 Golf Road, Suite 500	124.00CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Rolling Meadows, IL 60008	
(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 **NELL E. HILDERBRAND , UNMARRIED**, hereinafter called the Grantee(s), her 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. 35 on the Plan of Phase Two Sunset Hills, Cluster Lot Subdivision-Major Subdivision, a Planned Unit Development,** of record in Instrument No. 20100222-0013295, 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, INC., A TENNESSEE CORPORATION, by Deed from SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, dated February 24, 2011, of record in Instrument No. 20110225-0015598, and dated May 15, 2003 of record in Instrument No. 20030523-0070966 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of SUNSET HILLS, of record in Instrument No. 20070605-0067129, 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.

BILL GARRETT, Davidson County
Trans:T20110029484 DEEDWARR
Recvd: 05/18/11 09:31 2 pgs
Fees:13.00 Taxes:895.91
20110518-0037962

BEING unimproved ☐
Improved ☒ property known as: **256 Sundown Drive, Antioch, TN, 37013.**

(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 13th day of May, 2011

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 Nashville, Tennessee, this 13th day of May, 2011.

My Commission Expires: 09/09/14

_____
Notary Public

