WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,341.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitra Chamlagai and Ram Chamlagai	US Bank National Association	181 01 0B 183.00CO
(NAME)	(NAME)	
7349 Sugarloaf Dr	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO, 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lifestyle Home Builders Inc**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mitra Chamlagai, unmarried and Ram Chamlagai, unmarried, tenants in common with expressed rights of survivorship**, hereinafter called the Grantees, 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. 119 on the Plan of Section Three, Addition to Sugar Valley, A RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7349 Sugarloaf Dr, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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.

BILL GARRETT, Davidson County
Trans:T20130047587 DEEDWARR
Recvd: 06/07/13 09:13 2 pgs
Fees:13.00 Taxes:952.16
20130607-0057913

Witness our hands this **24th** day of **May, 2013**

Lifestyle Home Builders Inc

By: Coby Hanai, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Coby Hanai, whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Lifestyle Home Builders, Inc, and that he being authorized to do so in his capacity as President, executed the foregoing instrument for the purpose therein contained by signing on behalf of Lifestyle Home Builders, Inc.

Witness my hand and official seal, this **24th** day of **May, 2013**

Notary Public

My commission expires: 8/23/16

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122