(2)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,841.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130059611 DEEDWARR
Recvd: 07/12/13 13:59 2 pgs
Fees:13.00 Taxes:957.71
20130712-0072387

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Som Chamlagai and Leela Chamlagai	U.S. Bank National Association	181 01 0B 182.00CO
(NAME)	(NAME)	
7345 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 **Leela Chamlagai a single man and Som Chamlagai, a single man**, as tenants by the entirety (3) 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. 120, 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.

Being the same property conveyed to Lifestyle Home Builders, Inc. by Warranty Deed from Hurley-Y A Tennessee General Partnership dated March 13, 2013 of record in Instrument No. 20130313-0024987, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Hurley-Y A Tennessee General Partnership by Warranty Deed from William K. Edwards dated August 15, 2001 of record in Instrument No. 20010815-0087973, Register's Office of Davidson County, Tennessee.

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 7345 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.

Witness our hands this **10th** day of **July, 2013**

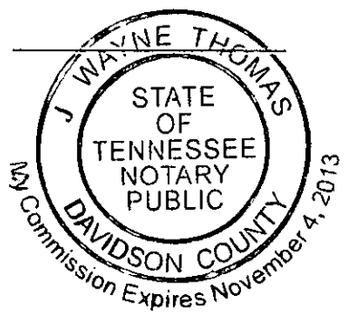
Lifestyle Home Builders Inc
By: Ramin Hanai

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Ramin 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 **10th** day of **July, 2013**

Notary Public

My commission expires: 

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