WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130067816 DEEDWARR
Recvd: 08/07/13 13:37 2 pgs
Fees: 13.00 Taxes: 832.13
20130807-0082896

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

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
Leonard Sullivan and Chelena Sullivan	Metropolitan Bank	181-03-0A-254.00-CO
(NAME)	(NAME)	
7270 Santeelah Way	3500 Lakeland Dr. Suite 501	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Flowood, MS, 39232	
(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 **Leonard Sullivan and Chelena Sullivan, husband and wife**, 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:

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. 73 on the Plan of Section One, Phase One, Addition to Indian Creek Estates A RS-10 Subdivision Cluster Lot Option a Planned Unit Development, of record in Instrument No. 20060330-00359446, 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 part of the same property conveyed to SAF Properties, a Tennessee Partnership, by deed from Hurley-Y, dated September 29, 2004 of record in Instrument Number 20041001-0118249, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation by deed from SAF Properties, A Tennessee General Partnership dated 4/23/2013 and filed of record in Instrument Number 20130424-0040641, said Register's Office.

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 7270 Santeelah Way, Antioch, TN 37013

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

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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 31st day of July, 2013

Lifestyle Home Builders Inc
By Coby Hanai, Manager

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 Manager of Lifestyle Home Builders Inc, and that he being authorized to do so in his capacity as Manager, 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 31st day of July, 2013

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

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

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