BILL GARRETT, Davidson County
Trans:T20130080054 DEEDWARR
Recvd: 09/16/13 14:54 2 pgs
Fees:13.00 Taxes:754.80
20130916-0097351

WARRANTY DEED

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

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Rhamlagai
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rukmina Chamlagai and Khada Chamlagai	Pinnacle Bank	181 01 0B 181.00
(NAME)	(NAME)	
7341 Sugarloaf Drive	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN, 37201	
(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, **Lifestyle Home Builders Inc**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rukmina Chamlagai and Khada Chamlagai, wife and husband**, 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. 121 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 plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Hurley-Y, a Tennessee general partnership by Warranty Deed from William K. Edwards and wife, Katie Edwards dated August 13, 2001 of record in Instrument No. 20010815-0087973, Register's Office of Davidson County, Tennessee. BEING the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee corporation by Warranty Deed from Hurley-Y, a Tennessee general partnership dated March 29, 2013, of record in Instrument No. 20130401-0031400, Register's Office for 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.

This is improved property, known as 7341 Sugarloaf Drive, 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 it does

covenant with the said Grantees that it is 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 it does further covenant and bind itself, its successors 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 my hand this **11th** day of **September, 2013.**

Lifestyle Home Builders Inc
By: _____
Title: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of Lifestyle Home Builders Inc., the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal this 11th day of September, 2013.

_____
Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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