WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011539 DEEDWARR
Recvd: 02/19/14 09:21 2 pgs
Fees:13.00 Taxes:758.13
20140219-0014094

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

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
Matthew R. Watford	Wells Fargo Bank NA	182 01 OA 133.00CO
(NAME)	(NAME)	
1204 Sundown Court	1525 W WT Harris Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC, 28262	
(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., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew R. Watford, married**, hereinafter called the Grantee, his 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, Lot No. 44, on the Plan of Phase Two, Sunset Hills, RS-10 Subdivision – Cluster Lot Option, 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 SAF Properties, a Tennessee General Partnership, by Warranty Deed dated February 8, 2005 from Charles R. Dornan and wife, Martha J. Dornan and filed of record in Instrument No. 20050211-0015956, Register's Office for Davidson County, Tennessee. FURTHER being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation by Warranty Deed dated September 23, 2013 from SAF Properties, a Tennessee General Partnership and filed of record in Instrument No. 20130924-0100431, 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 1204 Sundown Court, 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 Grantee, his heirs and assigns forever; and it does covenant with the said Grantee 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 Grantee, his 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 **10th** day of **February, 2014.**

Lifestyle Home Builders, Inc.

Cody Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody Hanai, 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 10th day of February, 2014..

Notary Public

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

My Commission Expires: _____

Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122