WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of February, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew Nicholls	Fifth Third Mortgage	Parcel ID:
6459 Sunnywood Dr.	5001 Kingsley Drive	173090B18200CO
Nashville, TN 37211	Cincinnati, OH 45227	

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, we

Lifestyle Home Builders, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Matthew Nicholls and Danielle Degati, both unmarried, as joint tenants with full right 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. 185 on the Plan of Resubdivision of Lot 122 Addition to Sugar Valley Phase 4, of record in Instrument 20130718-0074299, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Lifestyle Home Builders, Inc. by deed from Hurley-Y a Tennessee General Partnership, of record in Instrument 20130618-0061962, dated June 11, 2013, Register's Office for said County. See also Instrument of Correction of record in Instrument 20130618-0061962, Register's Office for said County. See also previous deed of record in Instrument 20040322-0032133, dated March 22, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11069, Page 14 amended in Instrument 20030708-0093637; 20040203-0013041; 20040623-0074495; 20050106-0002201; 20050629-0074848; 20070205-0014762; and Book 11069, Page 24, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20130718-0074299; and (3) Sewer Easement of record in Instrument 20010918-0100850 and 20040426-0046856, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6459 Sunnywood 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, have 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 my hand this 26th day of February, 2014.

Lifestyle Home Builders, Inc.

BY: _____
Coby Hanan
President

BILL GARRETT, Davidson County
Trans:T20140014132 DEEDWARR
Recvd: 02/28/14 12:23 2 pgs
Fees:13.00 Taxes:880.60

20140228-0017380

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coby Hanai with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Lifestyle Home Builders, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Coby Hanai as such President.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.