WARRANTY DEED

14-03-023

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,618.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of April, 2014

Notary Public

My Commission Expires: 09/09/14

SCOTT D. WEISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/11/14 16:17 2 pgs
Fees:13.00 Taxes:808.89
20140411-0030756

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DOUGLAS A. SWILLEY **PAULANNE S. SWILLEY**	TENNESSEE BANK & TRUST	173-08-0A
(NAME) 3073 Bluffhollow Gap	(NAME) 4007 Hillsboro Road	126.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS A. SWILLEY AND PAULANNE S. SWILLEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 108 on the Final Plat, Section Four, Deer Valley,** Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No.20061012-0126729, 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 LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION, by Deed dated January 14, 2014 from PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20140114-0003796, Register's Office for Davidson County, Tennessee and of record on December 3, 1999 in Instrument No. 19991207-0300314, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, of record in Instrument No. 20021212-0153693, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3073 Bluffhollow Gap, Cane Ridge, TN, 37013.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 11th day of April, 2014

LIFESTYLE HOME BUILDERS, INC.,
A TENNESSEE CORPORATION

By: _____
COBY HANAI, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within 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 oath acknowledged himself to be the **PRESIDENT** of **LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the PRESIDENT by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2014.

My Commission Expires: 09/09/14

_____
Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
SCOTT D. WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~9/9/14~~ 5-23-15

_____
Notary Public

KRIS MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY