BILL GARRETT, Davidson County
Trans:T20140043395 DEEDWARR
Recvd: 06/19/14 09:34 2 pgs
Fees:13.00 Taxes:846.08
20140619-0053475

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,669.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2014.

NOTARY PUBLIC

My commission expires: 12/4/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara L. Joyce 1552 Sunbeam Drive Cane Ridge, TN 37013	Same as new owner	182-01-0-A-143.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Eight Thousand Six Hundred Sixty Nine and 00/100 Dollars ($228,669.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BARBARA L. JOYCE A SINGLE WOMAN AND CAROL A JOYCE A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 and 125 through 128, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, of record in Instrument No. 20131217-0127444, 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 Lifestyle Home Builders, Inc., by Warranty Deed from SAF Properties, a Tennessee General Partnership, dated 2/4/2014, recorded 2/5/2014, of record in Instrument No. 20140205-0010232, in the Register's Office for Davidson County, Tennessee.

AND BEING part of the same property conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from James W. Clark, dated 02/082005, recorded 02/09/2005, of record in Instrument Nos. 20050209-0015271 and from Charles R. Dornan and wife Martha J. Dornan, dated 05/15/2003, recorded 05/23/2003, of record in Instrument No. 20030523-0070966, said Register's Office.

The address of the herein described property is believed to be 1552 Sunbeam Drive,

Cane Ridge, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13 day of June, 2014.

LIFESTYLE HOME BUILDERS, INC.

By: Coby Hanai, President

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 13 day of June, 2014, before me, appeared Coby Hanai, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Lifestyle Home Builders, Inc., a Tennessee Corporation, and that said instrument was signed in behalf of said Lifestyle Home Builders, Inc., and said officer acknowledged said instrument to be the free act of deed of said Lifestyle Home Builders, Inc..

WITNESS my hand and seal, this the 13 day of June, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 12/24/2014