RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: LMC140023

BILL GARRETT, Davidson County
Trans:T20140063949 DEEDWARR
Recvd: 08/28/14 11:35 2 pgs
Fees:13.00 Taxes:863.58
20140828-0078682

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

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 |
|---|---|---|
| Anand Rai and Amit Rai<br>3076 Bluffhollow Gap<br>Antioch, TN 37013 | Same address as new owner | 173-08-0-A-129.00 CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Three Thousand Four Hundred and 00/100 Dollars ($233,400.00), 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 BUILDER, INC. A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANAND RAI AND AMIT RAI HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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. 111, on the Final Plat of 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 plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation, by Warranty Deed from Pine Oaks Properties Two, L.L.P., a Tennessee limited liability partnership n/k/a Pine Oaks Properties Two, G.P., a Tennessee General Partnership, dated 4/15/2014, recorded 4/17/2014, of record in Instrument No. 20140417-0032320, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Pine Oaks Properties Two, L.L.P., by Warranty Deed from Alma Eubank, James Gossett and Nancy D. York, as sole heirs-at-law of Daisy Clark Gossett, deceased, dated 12/3/1999, recorded 12/7/1999, of record in Instrument No. 19991207-0300314, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3076 Bluffhollow Gap, Antioch, 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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of August, 2014.

Lifestyle Home Builders, Inc., A Tennessee Corporation

BY: _____
Ramin Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Ramin 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 President of Lifestyle Home Builders, Inc., A Tennessee Corporation, 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 the 22nd day of August, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 12/21/2014