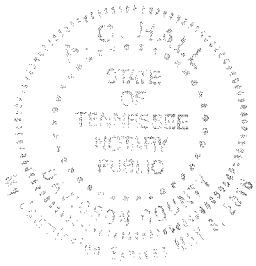
# WARRANTY DEED




State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,864.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Aaron Joseph Joyce and Mary Katherine Joyce | Highlands Mtg | 085040A30400CO |
| (NAME) 5141 Mountainbrook Circle | (NAME) 12001 N. Central Expressway Ste 750 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Dallas, Tx 75243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**Davidson County DEEDWARRSP**
**Recvd: 01/21/16 08:55 2 pgs**
**Fees:13.00 Taxes:1449.90**
**20160121-0006068**

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meritage Homes of Tennessee, Inc., an Arizona corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Joseph Joyce and Mary Katherine Joyce, husband and wife,** 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. 304 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3A, Planned Unit Development, of record in Instrument No. 20150729-0074430, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING PART of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation, by Warranty Deed from E. Phillips Development, LLC, a Tennessee limited liability company, dated 9/3/13 and recorded 9/5/13 in Instrument No. 20130905-0093414, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5141 Mountainbrook Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 15th day of January, 2016.

MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION

by:_____
John Hennebery, Division President, Tennessee Division

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, John Hennebery with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Division President, Tennessee Division of Meritage Homes of Tennessee, Inc., an Arizona corporation and that he as such Division President, Tennessee Division executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Division President, Tennessee Division

WITNESS my hand and seal this 15th day of January, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 151327

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

True Copy Certification

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

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018