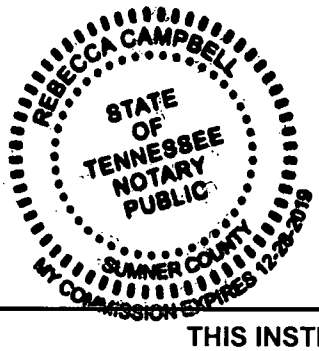
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(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
Connie Tsai and Peter Tsai	Same as new owner	085 04 0A 323.00 CO
(NAME)	(NAME)	
5213 Mountainbrook Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170003154 DEEDWARR
Recvd: 01/12/17 10:06 2 pgs
Fees:13.00 Taxes:1502.02

20170112-0003560

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 **Connie Tsai, an unmarried woman and Peter Tsai, a married man, as tenants in common with the 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. 323 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3b, Planned Unit Development, of record in Instrument No. 20160421-0038888, 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 5213 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 19th day of December, 2016.

MERITAGE HOMES OF TENNESSEE, INC., AN
ARIZONA CORPORATION

by: _____
Greg Klein, Finance Director

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 19th day of December, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 162640

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019