Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170005131 DEEDWARR
Recvd: 01/19/17 09:16 2 pgs
Fees:13.00 Taxes:333.00
20170119-0005753

Kalyn Swann
State of Tennessee
Notary Public
Rutherford County
Commission Expires 05-19-2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Mary Haas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2017

Kalyn Swann
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MST 2017-0015(Seller side only)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael's Home, LLC (NAME)	Michael's Homes, LLC (NAME)	P/O 110000180000
1980 Old Fort Pkwy (ADDRESS)	1980 Old Fort Pkwy (ADDRESS)	
Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert E. Lee and Patricia A. Lee,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael's Home, LLC,** 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, and being all of Lot No. 1 and Lot No. 2, of the Final Plat of Resubdivision of Lot 1 of The Orville Earheart Subdivision, as shown on plat of same appearing of record in Instrument No. 20161215-0131545, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the same property conveyed to Robert E. Lee, a single person, by Warranty Deed from Orville Earheart and wife, Allie Mae Earheart, dated November 12th, 1984, of record in Record Book 6424, page 562, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable and subject to all matters appearing of public record

Grantee accepts this real property with the Grantor hereby reserving the right for approval of all exterior design, materials and decoration. The Grantor may require changes in the plan deemed necessary for the protection of all land owners of original property. Failure to submit plans shall not excuse any lot owner from this requirement and the Grantor may enforce this section for a period of one year after the completion of construction.

This property, known as Lot 1 & 2 Orville Earheart Subdivision, 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 hand(s) this 17th DAY OF January, 2017.

Robert E. Lee

Patricia A. Lee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Lee and Patricia A. Lee, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2017.

Notary Public

My Commission Expires: 7-11-2020

(SEAL

