RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810455

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

Bill Garrett Davidson County
Batch# 94403 DEEDWARR
05/18/2018 12:48:51 PM 2 pgs
Fees: $13.00 Taxes: $1,290.93

20180518-0047886

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

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
John B. Cowden and Brigit Richmond 4085 Liberton Way, Nolensville, TN 37135	Same address as new owner	187 09 0A 114.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Eight Thousand Nine Hundred and 00/100 Dollars ($348,900.00), 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, **JOHN COWDEN, unmarried, and BRIGIT RICHMOND, unmarried, joint tenants with right of survivorship,** 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. 114, Phase Seven, Burkitt Village, an SP Subdivision of record in Instrument No. 20170210-0041446, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being a portion of that same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation by deed from Kiddsroad, LLC, a Tennessee Limited Liability Company, dated April 7, 2017 and recorded on April 11, 20170411-0035322, Register's Office for Davidson County, Tennessee.

Previously being a portion of the same property conveyed to Kiddsroad, LLC, a Tennessee limited liability company, by deed from Y & H Tennessee Partnership, a Tennessee General Partnership, dated March 14th, 2006 and recorded on March 10 2016 at Instrument No. 20160310-0023056, said Register's Office. Previously being a portion of the same property conveyed to Y & H Tennessee Partnership, a Tennessee General Partnership by deed from Gene H. Smith, recorded on October 31, 2005 at Instrument No. 20051031-0131233, said Register's Office.

The address of the herein described property is believed to be 4085 Liberton Way, Nolensville, TN 37135, 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 2018 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 11th day of May, 2018.

LIFESTYLE HOME BUILDERS INC.

Coby Hanai

BY: COBY HANAI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Coby Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the _____ of Lifestyle Home Builders Inc., the within named bargainor, and that as such _____ they executed the within instrument for the purposes therein contained by signing their name as Coby Hanai of Lifestyle Home Builders Inc.

WITNESS my hand and seal, this the 11th day of May, 2018.

ROGER E SHEAVES JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

Notary Public

Roger Sheaves

Printed Notary Name

My commission expires: 7-8-19