RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: 181738

WARRANTY DEED

Bill Garrett Davidson County
Batch# 107080 **DEEDWARR**
06/21/2018 09:54:58 AM 2 pgs
Fees: $13.00 Taxes: $1,290.93

20180621-0059849

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 14th day of June, 2018.

NOTARY PUBLIC

My commission expires: 6/10/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Sciortino Jr. 4089 Liberton Way, Nolensville, TN 37135	Same address as new owner	187 09 0A 116.00CO

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, **MICHAEL J. SCIORTINO JR., a single person**, hereinafter called the Grantee(s), his 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 116, Phase Seven Burkitt Village, an SP Subdivision of record at Instrument No. 20170210-0014146, 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, 2017 at Instrument No. 20170411-0035322, Register's Office for Davidson County, Tennessee. See also Scrivenor's Affidavit of record at Instrument #201704120035683, said Register's Office, correcting the plat book recording.

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, recorded on March 10, 2016 at Instrument No. 20160310-023056, said Register's Office.

The address of the herein described property is believed to be 4089 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of June, 2018.

Lifestyle Home Builders, Inc.

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 himself to be _____ of Lifestyle Home Builders, Inc., the within named bargainor, and that as such executed the within instrument for the purposes therein contained by signing his name as Manager of Lifestyle Home Builders, Inc.

WITNESS my hand and seal, this the 14th day of June, 2018.

Notary Public

Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON