RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810849

WARRANTY DEED

Bill Garrett Davidson County
Batch# 124657 **DEEDWARR**
08/06/2018 08:24:05 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180806-0076650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018.

NOTARY PUBLIC

My commission expires: 10/3/18

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
Salvador A. Ramirez 4057 Liberton Way Nashville, TN 37135	Same address as new owner	187 09 0A 045.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), 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, **SALVADOR A. RAMIREZ**, 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. 45, Phase Seven, Burkitt Village, an SP Subdivision of record at Instrument No. 201708160084229, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Lifestyle Home Builders, Inc. by deed from Kiddsroad, LLC, dated December 12, 2017 and recorded at Instrument No. 201712140127392, Register's Office for Davidson County, Tennessee.
Previously being a portion of the same property conveyed to Kiddsroad, LLC by deed from Y & H Tennessee Partnership, a Tennessee General Partnership, dated March 10, 2016 and recorded in Instrument No. 201603100023056, said Register's Office.

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 13th day of July, 2018.

LIFESTYLE HOME BUILDERS, INC.

BY: COBY HANAI, PRESIDENT

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 he is President of Lifestyle Home Builders, Inc., a Tennessee corporation, as that as such President, that he executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and seal, this the 13th day of July, 2018.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/6/18

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