STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,613.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/24/22
File No. 18-1106

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Y Johnson Davidson County
Batch# 136578 DEEDWARR
09/04/2018 12:04:31 PM 2 pgs
Fees: $13.00 Taxes: $1,064.17

20180904-0087240

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sepideh Pourhassani and Ryan Speakman (NAME)	First Choice Lending Services, LLC, a Tennessee Limited Liability Company (NAME)	174090B02600CO
117 Lightwood Drive (STREET ADDRESS)	51 Century Boulevard (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sepideh Pourhassani and Ryan Speakman, wife and husband, 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. 26 on the plan of Kingsport, Phase 1, as shown by plat of record in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed dated August 15, 2014 from Regent Land, LLC, a Tennessee limited liability company, recorded August 19, 2014, in Instrument Number 20140819-0075078, in the Register's Office for Davidson County, Tennessee.

FURTHER, Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee Corporation by Special Warranty Deed dated February 21, 2018 from Green Trails, LLC, a Tennessee limited liability company, recorded February 22, 2018, in Instrument Number 20180222-016741, corrected in Instrument No. 20180312-0023161, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 201711170118044, revised in Instrument No. 201712050123987, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers/Storm Drainage as recorded in Book 9539, page 616, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as recorded in Instrument No. 20150323-0024588, Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as recorded in Instrument No. 2008013-00009570, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Instrument No. 2017112-00119159, Register's Office for Davidson County, Tennessee.

6. Master Deed and Declaration, Covenants, Conditions and Restrictions in Instrument No. 2017112-00119160, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 117 Lightwood Drive, Antioch, TN 37013.

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. Whenever 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 30th day of August, 2018.

Clayton Properties Group, Inc., a Tennessee Corporation

By: _____
Lauren Luegers, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SUMNER}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lauren Luegers, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2018.

My Commission Expires: 3/2/21

_____
Notary Public

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066