RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811076

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2018. NOTARY PUBLIC My commission expires: 6-20-2021

Karen Y Johnson Davidson County
DEEDWARR
Batch# 153828 2 pgs
10/24/2018 02:14:10 PM
Fees: $13.00 Taxes: $1,183.63
20181024-0105496

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Monty Clevenger 4071 Liberton Way Nolensville, TN 37135	Same address as new owner	187-09-0-A-108.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($319,900.00), 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**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MONTY CLEVENGER**, a single man, 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 No. 108 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lifestyle Home Builders, Inc, by Warranty Deed from Kiddsroad, LLC, dated 12/12/2017, recorded 12/14/2017, of record in Instrument No. 20171214-0127401, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4071 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 are being paid at closing.

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 17th day of October, 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., the within named bargainor, and that as such President he executed the within instrument for the purposes therein contained by signing as President of Lifestyle Home Builders, Inc.

WITNESS my hand and seal, this the 17th day of October, 2018.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY