Return To:

Tony Duncan Law
4525 Harding Rd., Ste. 200
Nashville, TN 37205

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $197,160.00.

Affiant

Subscribed and sworn before me this the 8th day of May, 2008.

NATASHA BILBREY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public My Commission Expires: 6/20/11

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
LaVergne, TN 37086

Davidson County DEEDWARR
Recvd: 05/12/08 15:28 2 pgs
Fees:13.00 Taxes:729.49
20080512-0049002

Address of New Owner	Improved Property known as:	Send Tax Bills to:
Nick L. Woodard **1012 Morning Court** **Antioch, TN 37013**	**1012 Morning Court** **Antioch, TN 37013**	New Owner

Map182-01-A Parcel 61CO

For and in consideration of the sum of Ten Dollars, Cash in hand paid by hereinafter named Grantor(s), and good and valuable consideration, the receipt of which is hereby acknowledged,

LAKE FOREST HOMES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

NICK L. WOODARD AND KATHRYN V. WOODARD, HUSBAND AND WIFE,

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Lot No. 61, Phase One, Section Two, Sunset Hills, as shown of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lake Forest Homes, Inc. by Deed from SAF Properties, a Tennessee General Partnership, dated 01/07/2008 of record in Instrument No. 20080114-0004296, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument 20071220-0146323, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book 5894, page 186; Book 5388, page 713; and Instrument No. 20070605-0067129; Easement in Instrument No. 20070710-0082048 and 20071109-0132386; Charter of Sunset Hills HOA of record in Instrument No. 20070605-0067128; Storm Water Detention Agreement of record in Instrument No. 20060406-0039475 and Instrument No. 20071010-0120325; and Deed conveying open space to Sunset Hills HOA of record in Instrument No. 20080211-0013604

Subject to any and all easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 8th **day of May, 2008.**

~~Lake Forest Homes, Inc.~~

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Tomer Minuskin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Lake Forest Homes, Inc.** for the purpose therein contained, and who further acknowledge him/her self to be the **Vice President** and being authorized by the board of directors and/or principals to execute this document on behalf of **Lake Forest Homes, Inc.**

Witness my hand and official seal this 8th day of **May, 2008.**

My Commission Expires:

3-20-10

Notary Public

Davidson County, Tennessee