Davidson County DEEDWARR
Recvd: 05/30/08 09:32 2 pgs
Fees:13.00 Taxes:626.23

20080530-0054980

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$169,250.00.**

Affiant

Subscribed and sworn before me this the 22nd day of **May, 2008.**

Notary Public My Commission Expires: 3-20-10

Warranty Deed

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

Address of New Owner	Improved Property known as:	Send Tax Bills to:
William Charles Dixon **209 Sundown Drive** **Antioch, TN 37013**	**209 Sundown Drive** **Antioch, TN 37013**	**New Owner**

Map 182-I-A, Parcel 14

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

AMBER DAWN DIXON AND WILLIAM CHARLES DIXON, MARRIED

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:

Land in Davidson County, Tennessee, being Lot Number 14, Section One of Phase One, Sunset Hills as of record in Plat Instrument/Book 20070607-00068102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from SAF Properties, a Tennessee General Partnership, dated 01/07/2008 of record in Instrument No. 20080128-0008339, Register's Office for said County.

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 No. 20070607-0068102; Covenants, Conditions, and Restrictions contained in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129; Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument No. 20070605-0067128; Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325; Underground Sanitary Sewer Line easement of record in Instrument No. 20070710-0082048; Right of Way Easement to United Telephone Company of record in Instrument No. 20071109-0132386; Deed conveying the common area and/or open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.

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 22nd **day of May, 2008.**

Ronald Wood

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, **Ronald Wood** 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 **Sales Manager** 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 22nd day of **May, 2008.**

Jennifer R. Pierce

Notary Public

My Commission Expires:

3-2010

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee