State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 179,900.00

Affiant

Subscribed and sworn before me this the 28th day of August, 2008.

Notary Public My Commission Expires: 12.5.2011

Davidson County DEEDWARR
Recvd: 09/02/08 11:09 2 pg
Fees:13.00 Taxes:665.63
20080902-0089467

THERESA L. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

# WARRANTY DEED

This Instrument was Prepared by:
**Service Escrow & Title, Inc.**
**6001 Jackson Square Blvd. #700**
**Lavergne, Tennessee 37086**

**Address of New Owner(s)**
Christopher Jennings Leggett
3220 Hidden Creek Drive
Antioch, TN 37013

**Improved Property known as:**
3220 Hidden Creek Drive
Antioch, TN 37013

**Send tax bills to:**
new owner

**Map** 182 010A, **Parcel** 069.00

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other 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

**CHRISTOPHER JENNINGS LEGGETT AND LYDIA ANNE LEGGETT, HUSBAND AND WIFE**

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land 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 69, Phase One, Section Two, Sunset Hills as of record in Plat Book 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 2/8/2008 of record in Instrument No. 20080220-0016331, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Instrument Number 20071220-0146323, Register's Office for Davidson County, Tennessee.**

**Subject to restrictive covenants of record in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for Davidson County, Tennessee.**

**Subject to the Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.**

**Subject to a Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument Number 20071010-0120325, Register's Office for Davidson County, Tennessee.**

**Subject to an Underground Sanitary Sewer Line easement of record in Instrument Number 20070710-0082048, Register's Office for Davidson County, Tennessee.**

**Subject to a Right of way easement to United Telephone Company of record in Instrument Number 20071109-0132386, Register's Office for Davidson County, Tennessee.**

**Subject to Deed conveying the 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 28th day of August, 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 instrument on behalf of **Lake Forest Homes, Inc.** for the purposes therein contained, and who further acknowledged him/her self to be the **Sales Manager** and being authorized by the board of directors to execute this document on behalf of **Lake Forest Homes, Inc.**

Witness my hand and official seal this 28th day of August, **2008.**

My Commission Expires:

3-20-10

Amanda Haneline
Notary Public

AMANDA HANELINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY