WARRANTY DEED

STATE OF TENNSESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013
(AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Box 13
#15185

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lee	Peoples Home Equity, Inc.	182-1A-6
(NAME)	(NAME)	
123 Sundown Drive	213 Ward Circle #201	
(ADDRESS)	(ADDRESS)	
Cane Ridge, Tennessee 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Lake Forest Homes, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Lee, unmarried and Kerry Nelson, unmarried, 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. 6, Section One of Phase One, Sunset Hills as of record in Instrument No. 20070607-0068102, Register's Office for said County, Tennessee, to which reference is hereby madefor a more complete description.

Being *PART OF the same property conveyed to Lake Forest Homes, Inc., by deed of record in Instrument No. 200707120082972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 123 Sundown Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090045906 DEEDWARR
Recvd: 07/08/09 13:28 2 pgs
Fees:13.00 Taxes:918.34
20090708-0063836

Witness my hand this 2nd day of July, 2009.

Lake Forest Homes, Inc.

By: V.P.
Tomer Minuskin

STATE OF TENNSESEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for he state of County aforesaid, personally appeared Tomer Minuskin with whom I am personally acquainted (or proved to me onthe basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Lake Forest Homes, Inc. and that he as such Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President/

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2009.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public