BILL GARRETT, Davidson County
Trans:T20090076557 DEEDWARR
Recvd: 11/09/09 14:53 2 pgs
Fees:13.00 Taxes:684.46
20091109-0103654

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$184,990.00**

Thomas A. Allen
Affiant

Subscribed and sworn before me this **4th day of November, 2009.**

Notary Public

3-20-10
My Commission Expires:

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

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

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Sandra R. Leavell Irrovacalbe Trust C/O Tommy Allen 315 Deaderick St Nashville, TN 37237-0402	**909 Morning Road** **Cane Ridge, TN 37013**	**New Owner**

MAP 182-1-A PARCEL 54

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

Patricia Corry, M.D., Trustee; Frederick D. Barker, Trustee; and Regions Bank, Trustee of the SANDRA R. LEAVELL IRREVOCABLE TRUST dated May 12, 1995 f/b/o Saeed Leavell

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:

Being Lot Number 54 Sunset Hills, Phase One, Section Two, as shown in Plat Instrument #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 the same property conveyed to Lake Forest Homes, Inc. by Warrant Deed from SAF Properties dated 8/6/09 of record in Instrument Number 20090810-0075098, Register's Office for Davidson County, Tennessee.

Subject to the following:

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 Plat Instrument # 20071220-0146323, page , Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book 5894, page 186; Book 5388, page 713; and Instrument Number 20070605-0067129, Register's Office for said County.

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

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

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

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

Deed conveying the open space to Sunset Hills Homeowner's Association, Inc. of record in Instrument No. 20080211-0013604, Register's Office for Davidson County, Tennessee.

Deed conveying the open space to Sunset Hills Homeowner's Association, Inc. of record in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.

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 **4th day of November, 2009**

Lake Forest Homes, Inc. by Tomer Minuskin, Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

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 **4th day of November, 2009.**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY