BILL GARRETT, Davidson County
Trans:T20090083614 DEEDWARR
Recvd: 12/11/09 09:04 3 pgs
Fees:18.00 Taxes:739.96
20091211-0113177

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$199,990.00.**

Affiant

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

AMANDA HANELINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Amanda Haneline

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
Anthony R. Lawrence
5017 McLendon Drive A-B
Antioch, Tennessee 37013

Improved Property known as:
5017 McLendon Drive A-B
Antioch, TN 37013

Send Tax Bills to:
Suntrust mortgage
1001 Semmes Avenue
Richmond, VA 23224

Map 173-8-A, Parcel 112.

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

ANTHONY R. LAWRENCE, an unmarried man

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. 94, Final Plat Section Four Deer Valley as shown of record in Plat Instrument Number 20061012-0126729, 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 Deed from Pine Oaks Properties Two, LLP, a Tennessee Limited Liability Partnership n/k/a Pine Oaks Properties Two, G.P. a Tennessee General Partnership, dated 8/6/2009 of record in Instrument No. 20090810-0075102, 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 No. 20061012-0126729, Register's Office for said County.

Subject to Charter of Oak Highlands (Deer Valley Homeowners Association, Inc.) of record in Instrument No. 20070807-0093458, Register's Office for Davidson County, Tennessee.

Subject to Covenants, Conditions, and Restrictions contained in Instrument Number 20021212-0153696, Register's Office for said County.

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 4th day of December, 2008.

Lake Forest Homes, Inc.

By: Tomer Minuskin, VP

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 **Tomer Minuskin** 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 **December, 2009.**

My Commission Expires:

3-20-10

Notary Public

