BILL GARRETT, Davidson County
Trans:T20100018294 DEEDWARR
Recvd: 03/29/10 14:40 2 pgs
Fees:13.00 Taxes:739.96

20100329-0023389

State of Tennessee
County of Rutherford

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

Affiant

Subscribed and sworn before me this 5th day of **March, 2010.**

Notary Public

My Commission Expires: 3-20-10

AMANDA HANELINE
STATE OF TENNESSEE
NOTARY PUBLIC
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: |
|---|---|---|
| **Keith N. Dotson**<br>**8260 Tapoco Lane**<br>**Brentwood, TN 37027** | **8260 Tapoco Lane**<br>**Brentwood, TN 37027** | **Franklin American Mortgage Co.**<br>**501 Corporate Centre Drive**<br>**Franklin, TN 37067** |

**Map 181-3-A, Parcel 311**

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 FORES HOMES, INC.**

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

**KEITH N. DOTSON, UNMARRIED**

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 124, Revision One Phase Two Addition to Indian Creek, as shown of record in Plat Instrument Number 20070720-0086788, 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 SAF Properties, a Tennessee Partnership, dated 12/14/2009 of record in Instrument No. 20091217-0115039, 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. 20070720-0086788; Subject to Charter of Indian Creek Homeowner's Association, Inc. of record in Book 11031, page 79; Subject to Covenants, Conditions, and Restrictions contained in Book 10752, page 553, as amended in Instrument No. 20000727-0074152 and made applicable in Instrument No. 20070606-0067790; Subject to Storm Water Detention Agreement in Instrument No. 20041025-0128024, Instrument No. 20060526-0067790 and Instrument No. 20060526-0062237, 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 5th day of March, 2010.

**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 **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 5th day of March, **2010.**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY