BILL GARRETT, Davidson County
Trans:T20100023767 DEEDWARR
Recvd: 04/21/10 14:42 2 pgs
Fees:13.00 Taxes:684.46

20100421-0030229

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $184,990.00

Subscribed and sworn before me this the 14th day of April, 2010.

Affiant

(Affix Seal)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE

Notary Public

Commission Expires 1-6-14

WARRANTY DEED

2010099

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Barbara A. Schumacher
944 Morning Road
Cane Ridge, TN 37013

Send tax bills to:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

Map 182-1-A, Parcel 83CO

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 GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Barbara A. Schumacher

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 No. 101 Phase One, Section Two Sunset Hills as shown on plan of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description of said property.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from SAF Properties, a Tennessee General Partnership of record in Instrument Number 20100421-0030227, Register's Office for Davidson County, Tennessee

Subject to:
Restrictive Covenants contained in instrument of record in Book 5894, Page 186 and Book 5388, Page 713, said Register's Office.
Restrictive covenants of record in Instrument No. 20070607-0068102 and 20071220-0146323, said Register's Office.
Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument No. 20070605-0067128, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20060406-0039475 and Instrument No. 20071010-0120325, said Register's Office.
Underground Sanitary Sewer line easement of record in Instrument No. 20070710-0082048 and Instrument No. 20080805-0080303, said Register's Office.
Right of Way easement to United Telephone Company of record in Instrument No. 20071109-0132386, said Register's Office.
Deed conveying the open space to Sunset Hills Homeowners Association Inc. of record in Instrument No. 20080211-0013604, said Register's Office.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 944 Morning Road, Cane Ridge, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, 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 unemcumbered, 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 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.

Subscribed and sworn before me this the 14th day of April, 2010.

Lake ~~Forest Homes~~, Inc
By: Tomer Minuskin, Vice President

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Tomer Minuksin**, with whom I am personally acquainted, or who was proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge her/himself to a/the **Vice President** of **Lake Forest Homes, Inc.**, the within named bargainor, a **corporation** and that s/he as such **Vice President** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability ~~by~~ her/himself as general partner.

Witness my hand and signature at office in the aforesaid ~~County this~~ **14th day of April, 2010.**

Notary Public

My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY