BILL GARRETT, Davidson County
Trans:T20100034242 DEEDWARR
Recvd: 06/07/10 09:07 2 pgs
Fees:13.00 Taxes:684.46
20100607-0043794

State of Tennessee
County of Davidson

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

Subscribed and sworn before me this the 2nd Day of June, 2010

Susan Magnuson
Affiant

(Affix Seal)

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 1-6-14

WARRANTY DEED

2010176

This instrument prepared by:

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

Address of new owner:
Josh Richard Davis
249 Sundown Drive
Cane Ridge, Tennessee 37013

Send tax bills to:
Pinnacle National Bank
211 Commerce Street, Suite 300
Nashville, Tennessee 37201

Map 182-1-A, Parcel 111 CO

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

Josh Richard Davis, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Sunset Hills, Phase Two, of record in Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Lake Forest Homes, Inc., by deed from SAF Properties, a Tennessee General Partnership, of record in Instrument No. 20100312-0018878, dated 03/05/2010, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to SAF Properties, a Tennessee Partnership by deed from Charles R. Dornan and wife, Martha J. Dornan, of record in Instrument No. 20030523-0070966, dated 05/15/2003, Register's Office for said County. Being a portion of the same property conveyed to SAF Properties, a Tennessee Partnership, by deed from James W. Clark, of record in Instrument No. 20050209-0015271, dated 02/08/2005, Register's Office for said County.

Subject to the following:

Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained in the Plat of said Subdivision of record in Instrument No. 20100222-0013295, Register's Office for Davidson County, to which reference is hereby made.

Restrictive Covenants contained in Instrument of record in Book 5894, page 186, and Book 5388, page 713, said Register's Office.

Covenants, Conditions and Restrictions contained in instrument of record in Instrument 20070605-0067129, Register's Office for said County, to which reference is hereby made.

Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee.

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 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 Homeowner's Association, Inc., of record in Instrument No. 20100225-0014274, said Register's Office.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 249 Sundown Drive, 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 2nd Day of June, 2010

Lake Forest Homes, Inc. Mordechai Minuskin, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mordechai Minuskin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Lake Forest Homes, Inc. or a constituent of Lake Forest Homes, Inc, and is authorized by the Lake Forest Homes , to execute this instrument on behalf of Lake Forest Homes, Inc.

Witness my hand and official seal on 06/02/10

My Commission expires:

1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY