BILL GARRETT, Davidson County
Trans:T20100036332 DEEDWARR
Recvd: 06/15/10 13:52 2 pgs
Fees:13.00 Taxes:739.96

20100615-0046503

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $199,990.00

Subscribed and sworn before me this the 4th day of June, 2010.

Affiant

(Affix Seal)

SUSAN MAGNUSON RUTHERFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY

Notary Public My Commission Expires: ~~1/8/14~~ 7/16/11

WARRANTY DEED

2010152

This instrument prepared by:

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

Address of new owner:
Jeremy A. McNutt and Christine E. McNutt
Timothy E. McNutt
8025 Mandan Drive
Brentwood, Tennessee 37027

Send tax bills to:
Mortgage Investors Group

8320 East Walker Springs Lane
Knoxville, TN 37923

Map 181-3-A, Parcel 347 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

Jeremy A. McNutt and Christine E. McNutt, husband and wife, and Timothy E. McNutt, a married 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. 144 on the plan of Phase Two, Addition to Indian Creek, of record in Instrument No. 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 all of the same property conveyed to Lake Forest Homes, Inc., by deed from SAF Properties, a Tennessee General Partnership, of record in Instrument No. 20100312-0018876, dated 03/05/2010, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to SAF Properties, a Tennessee General Partnership, by deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument No. 20041001-0118249, dated 09/29/2004, Register's Office for said County.

Subject to restrictive covenants of record in Book 10752, page 553, as amended in Instrument Number 20000727-0074152 and 20070606-0067790, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement in Instrument Number 20041025-0128024 and 20060526-0062237, Register's Office for Davidson County, Tennessee.

Subject to by-laws and matters with regards to the Indian Creek Homeowners Association.

THIS IS IMPROVED PROPERTY KNOWN AS: 8025 Mandan Drive, Brentwood, TN, 37027

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 4th day of June, 2010.

Lake Forest Homes, Inc.
By Tomer Minuskin, VP

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Tomer 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 Vice President of Lake Forest Homes, Inc. or a constituent of the Lake Forest Homes, Inc. and is authorized by Lake Forest Homes, Inc. as such Vice President to execute this instrument of behalf of the Lake Forest Homes, Inc.

Witness my hand and official seal, this 4th day of June, 2010.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY