BILL GARRETT, Davidson County
Trans:T20100044361 DEEDWARR
Recvd: 07/20/10 12:42 2 pgs
Fees:13.00 Taxes:775.23

20100720-0056716

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $209,522.00

Subscribed and sworn before me this the 15th day of July, 2010.

Affiant

(Affix Seal)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

2010151

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Cynthia J. Coulter
265 Sundown Drive
Cane Ridge, Tennessee 37013

Send tax bills to:
Farmers Bank & Trust
330 Mayfield Drive, Suite C-6
Franklin, Tennessee 37167

Map 182-1-A, Parcel 115CO

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

Cynthia J. Coulter, an Unmarried Woman

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. 26 on the plan of Phase Two, Sunset Hills, of record in Instrument No. 20100222-0013296 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

*0013295

Being a portion of the same property conveyed to Lake Forest Homes, Inc., a Tennessee Corporation by deed dated 5/4/10 from SAF Properties, a Tennessee General Partnership of record in Instrument No. 20100506-0034616, Register's Office for Davidson County, Tennessee. Further Being part of the property conveyed to SAF Properties, a Tennessee General Partnership by deed recorded February 9, 2005 and May 23, 2003 of record in Instrument No. 20050209-0015271 and Instrument No. 20030523-0070966, Register's Office for Davidson County, Tennessee.

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 PROPERTY KNOWN AS: 265 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 15th day of July, 2010.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 15th day of July, 2010.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY