WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/11 16:21 2 pgs
Fees:13.00 Taxes:705.08
20110609-0044405

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,562.00.**

Affiant

Subscribed and sworn to before me this 3rd day of June, 2011.

Notary Public
My Commission expires: 1-4-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
George E. Mann	Access National Mortgage	182-01-0-A-123.00CO
260 Sundown Drive	2000 Glen Echo Rd. Ste 211	
Cane Ridge, TN 37013	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lake Forest Homes, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **George E. Mann and Susan Mann, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Phase Two, Sunset Hills, of record in Instrument Number 20100222-0013295, 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 Warranty Deed from SAF Properties, a Tennessee General Partnership dated 3/9/11 of record in Instrument Number 20110314-0019873, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to SAF Properties, a Tennessee partnership by deeds recorded on 2/9/05 in Instrument Number 20050209-0015271 and 5/23/03 in Instrument Number 20030523-0070966, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument 20100222-0013295, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5894, page 186; Book 5388, page 713; Instrument 20070605-0067129; and 20110203-0009586, Register's Office for Davidson County, Tennessee.
- Subject to Deed conveying open space to Sunset Hills HOA of record in Instrument Number 20100225-0014274, Register's Office for Davidson County, Tennessee.
- Subject to agreements/easements of record in Instrument Numbers 20070710-0082048; 20080805-0080303; 20071109-0132386; 20071010-01203258; 20100721-0057062 and 20060406-0039475, Register's Office for Davidson County,
- Charter for HOA can be found of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

This is improved property known as: **260 Sundown Drive, Cane Ridge, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this June 3, 2011.

Lake Forest Homes, Inc.

By : Tomer Minuskin, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of June, 2011, before me, appeared Tomer Minuskin, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Vice President of Lake Forest Homes, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tomer Minuskin, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 1-6-14

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER P. PIERCE DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY