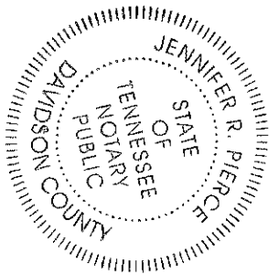
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,390.00.**

Affiant

Subscribed and sworn to before me this 4th day of June, 2012.

Notary Public

My Commission expires: 1-6-14

(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: |
|---|---|---|
| Brittany Rawson | Acopia Capital Group | 182-01-0-A-130.00CO |
| 1209 Sundown Court | 306 Northcreek Boulevard, Ste 100 | |
| Cane Ridge, TN 37013 | Goodlettsville, TN 37072 | |

**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., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brittany Rawson**, 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. 41 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 4/21/11 of record in Instrument Number 20110426-0031719, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to SAF Properties a Tennessee Partnership (aka SAF Properties a Tennessee General Partnership) by deeds dated 2/9/05 and 5/23/03 of record in Instrument numbers 20050209-0015271 and 20030523-0070966 (respectively), 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 2012 and subsequent years, plus any penalties and interest which may accrue, a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 20100222-0013295, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070605-0067129; amended in Instrument Number 20110203-0009586; Book 5894, page 186; and Book 5388, page 713; Register's Office for Davidson County, Tennessee.
- Agreements/Easements of record in Instrument Numbers 20070710-0082048; 20080805-0080303; 20071109-0132386; 20060406-0039475; 20071010-0120325; and 20060406-0039475; 20100721-0057062, Register's Office for Davidson County, Tennessee.
- Charter for Sunset Hills Homeowners Association of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1209 Sundown Court, 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.

Davidson County DEEDWARR
Recvd: 06/08/12 13:56 2 pgs
Fees:13.00 Taxes:667.44
**20120608-0050386**

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 4, 2012.

**Lake Forest Homes, Inc., a Tennessee Corporation**

**By Tomer Minuskin, Vice President**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of June, 2012, 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 and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Tomer Minuskin acknowledged said instrument to be the free act and deed of said corporation.

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

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC 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: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC