WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$184,990.00.**

Affiant

Subscribed and sworn to before me this 7 day of November, 2012

Notary Public
My Commission expires: 10-18-16
(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:
Sally Walp Hales	Magna Bank	173-08-0-A-118.00
3041 Bluff Hollow Gap	6525 Quail Hollow, Suite 300	
Cane Ridge, TN 37013	Memphis, TN 38120	

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 **Sally Walp Hales, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 100 Deer Valley, Section Four, a Cluster Lot Subdivision, as shown by plat of record in Instrument Number 20061012-0126729, 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., from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, by deed on February 13, 2012, of record in Instrument Number 20120224-0016252, 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 2013 a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20061012-0126729, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, by-laws and restrictions as set forth in instrument recorded in Book 20021212-0153693, page n/a, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20070807-0093758, Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Instrument Number 20040224-0020945, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3041 Bluff Hollow Gap, 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 November 7, 2012.

Lake Forest Homes, Inc

By Tomer Minuskin, Vice President

BILL GARRETT, Davidson County
Trans:T20120085481 DEEDWARR
Recvd: 11/08/12 10:56 2 pgs
Fees:13.00 Taxes:684.46

20121108-0103207

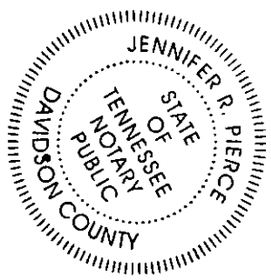
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of November, 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 said instrument was signed and sealed in behalf of said corporation 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.

NOTARY PUBLIC My Commission Expires: 1-6-14



Return to:
Realty Title & Escrow Co., Inc.
206A Cool Springs Blvd, Ste 106
Franklin, TN 37067