(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/12 15:07 2 pgs
Fees:13.00 Taxes:695.23
20121204-0111616

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,900.00.**

Affiant

Subscribed and sworn to before me this 30 day of November, 2012

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Dalton Ross Coffee	GMFS, L.L.C.	182010A11000CO
245 Sundown Drive	7389 Florida Boulevard, Suite 200-A	
Cane Ridge, TN 37013	Baton Rouge, LA 70806	

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 **Dalton Ross Coffee and Melissa Ann Coffee, 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. 21 on the Plan of Sunset Hills Subdivision, Phase Two, Cluster Lot Subdivision, a Planned Unit Development of record in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lifestyle Home Builders, Inc., A Tennessee Corporation, from SAF Properties, A Tennessee General Partnership by Warranty Deed on February 23, 2010, of record in Instrument Number 20100225-0014267, Register's Office for Davidson County, Tennessee. Further conveyed to SAF Properties, a Tennessee General Partnership by Quitclaim Deed from Lifestyle Home Builders, Inc. dated 3/17/10 of record in Instrument Number 20100318-0020387, Register's Office for Davidson County, Tennessee. And Further having been conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from SAF Properties, Tennessee General Partnership dated 10/31/12 and to be recorded in Instrument Number 20121204-0111614 **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 and subsequent years a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 200706050067129 and 20110203-0009586, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20071109-0132386; 20080805-0080303 and 20100721-0057062, Register's Office for Davidson County, Tennessee.

This is improved property known as: **245 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 November 30, 2012.

Lake Forest Homes, Inc., a Tennessee corporation

By Jennifer R. Pierce, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jennifer R. Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Lake Forest Homes, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Agent (or other authorized officer).

Witness my hand, at office, this 30th day of November, 2012.

Notary Public

My commission expires: 8/19/14

ANDY H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
DAVIDSON COUNTY