File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000397 DEEDWARR
Recvd: 01/02/13 14:54 2 pgs
Fees:13.00 Taxes:696.38
20130102-0000470

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$188,210.00**

Affiant

Subscribed and sworn to before me this 28th day of December, 2012

Notary Public
My Commission expires: (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:
Anthony . Munyaka	PrimeLending	181-3-A-293CO
7509 Stecoah Street	18111 Preston Road Suite 900	
Brentwood, TN 37207	Dallas, TX 75252	

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 **Anthony Munyaka**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 102 on the Plan of Indian Creek, Revision One, Section Two of Phase One, of record in Instrument Number 20070720-0086794, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lake Forest Homes, Inc. by Warranty Deed from SAF PROPERTIES, A TENNESSEE PARTNERSHIP dated 10/19/12 of record in Instrument Number 20121023-0097036, 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 200707200086794, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10752, Page 553 and in Instrument Number 20070606-0067791, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Numbers 20041025-0128024 and 20060526-0062237, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7509 Stecoah Street, Brentwood, TN 37207**

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 December 28, 2012.

Lake Forest Homes, Inc., a Tennessee Corporation

By: Jennifer R. Pierce, Autorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDON

On this 28th day of December, 2012, before me, appeared Jennifer R. Pierce, 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 she is the Authorized Agent 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 Jennifer R. Pierce as Authorized Agent, 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: 1-6-2015
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE