WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 29th day of January, 2013

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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:
Lake Forest Homes, Inc.	Pinnacle Bank	173-08-0-A-119.00
P.O. Box 126	114 West College Street 2nd Floor	
Lavergne, TN 37086	Murfreesboro, TN 37130	

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, **Pine Oaks Properties Two, G.P., a Tennessee General Partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lake Forest Homes, Inc., a Tennessee corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 101 Deer Valley, Section Four, a Cluster 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 a portion of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership from Alma Eubank, James Gossett and Nancy D. York, as Sole Heirs-at-Law of Daisy Clark Gossett, Deceased by Warranty Deed on December 3, 1999, of record in Instrument Number 199912070300314, 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 20061012-0126729, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021212-0153693, 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.
- Easement of record in Book 222, Page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3045 Bluffhollow Gap, Antioch, 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.

Davidson County DEEDWARR
Recvd: 01/30/13 11:05 2 pgs
Fees:13.00 Taxes:166.50
20130130-0009576

WITNESS our hands this January 29, 2013.

Pine Oaks Properties Two, G.P., a Tennessee General Partnership

By Fred Yazdian, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared FRED YAZDIAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of PINE OAK RPOPERTIES TWO, G.P. the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 29TH day of JANUARY, 2013.

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 DAVIDSON COUNTY