WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/13 11:45 2 pgs
Fees:13.00 Taxes:702.96
20130409-0035043

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$189,990.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of April, 2013

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:
Whitney Harrison	Farmington Financial Group, LLC	182-01-A-129.00
1205 Sundown Court	2002 Richard Jones Road, Suite 300A	
Antioch, TN 37013	Nashville, TN 37215	

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 **Whitney Harrison and husband, Race Harrison**, 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. 40 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 dated 11/26/12 of record in Instrument Number 20121204-0111564, 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 of record in Instrument numbers 20050209-0015271 recorded 2/9/05 and 20030523-0070966 recorded 5/23/03, 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 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: **1205 Sundown Court, 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.

WITNESS our hands this April 5, 2013.

Lake Forest Homes, Inc., a Tennessee corporation

By Tomer Minuskin, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tomer Minuskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (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 President(or other authorized officer).

Witness my hand, at office, this 5th day of April, 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