# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130048663 DEEDWARR
Recvd: 06/11/13 10:19 2 pgs
Fees:13.00 Taxes:702.96
20130611-0059152

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson (Ellis)

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

Affiant

Subscribed and sworn to before me this 10th day of June, 2013.

Notary Public
My Commission expires: 1-6-15
(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: |
|---|---|---|
| Michael E. Schluckebier | New Owner | 182-1-A-104CO |
| 808 Daybreak Drive | | |
| Antioch, TN 37013 | | |

**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.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael E. Schluckebier**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot Number 175 Sunset Hills, Phase One, Section Two, as shown of record in Plat Instrument #20071220-0146323, 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 property conveyed to Lake Forest Homes, Inc., from SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP by Warranty Deed on March 5, 2010, of record in Instrument Number 20100312-0018878, 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, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20071220-0146323, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5894, Page 186; Book 5388, Page 713 and Instrument Number 20070605-0067129, supplemented and amended in Instrument Number 20110203-0009586, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0069475, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20071010-0120325; 20070710-0082048; 20080805-0080303 and 20071109-0132386, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Sunset Hills Homeowners Association, Inc. of record in Instrument Number 20080211-0013604, Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement for private sanitary sewer service line in Instrument Number 20100721-0057063, Register's Office for Davidson County, Tennessee.

This is improved property known as: **808 Daybreak Drive, 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 June 10, 2013.

**Lake Forest Homes, Inc**

**BY:** _____
**Andy Maloney, authorized agent**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of June, 2013, before me, appeared Andy Maloney, 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 Authorized Agent of Lake Forest Homes, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Andy Maloney 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

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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