WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/13 16:01 2 pgs
Fees:13.00 Taxes:808.04
20131209-0125020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $218,390.00.

Affiant

Subscribed and sworn to before me this 4th day of December, 2013.

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:
Brad Ransom	CMG Mortgage, Inc.	182-1-A-154CO
1516 Sunbeam Drive	3160 Crow Canyon Road Suite 400	
Cane Ridge, TN 37013	San Ramon, CA 94583	

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 **Brad Ransom and Lori Ransom, husband and wife,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 128 on the plan of Sunset Hills, Phase Three, as shown of record on a Plat recorded in Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to SAF Properties, a Tennessee Partnership, by deed from James W. Clark of record in Instrument Number 20050209-0015271, dated 2/8/2005, Register's Office for said County; Also being a portion of the same property conveyed to SAF Properties, a Tennessee General Partnership by deed from Charles R. Dornan and wife, Martha J. Dornan of record in Instrument Number 20030523-0070966, dated 5/15/2003, Register's Office for said County. Further conveyed to Lake Forest Homes, Inc., a Tennessee Corporation from SAF Properties, a Tennessee Partnership by QuitClaim Deed on July 11, 2013, of record in Instrument Number 20130729-0078218, 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 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5894, Page 186 and Book 5388, Page 713; Instrument Number 20070605-0067129, as amended and supplemented in Instrument Number 20110203-0009586 and Instrument Number 20130712-0072091, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20130711-0071995, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20070710-0082048; 20100721-0057062; 20080805-0080303 and 20071129-00132386, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and 20071010-0120325, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restriction; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1516 Sunbeam 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 December 4, 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 of Lake Forest Homes, Inc., the within named bargainor, a corporation, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as the President

Witness my hand, at office, this 2nd day of December, 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: 1-6-2015

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