WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/14 07:56 2 pgs
Fees:13.00 Taxes:712.25
20140206-0010383

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$192,500.00.**

Affiant

Subscribed and sworn to before me this 5th day of February, 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE 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:
Paul J. Turek	Mortgage Investors Group	182-1-A-134CO
1200 Sundown Court (a/k/a 232 Sundown Drive)	8320 East Walker Springs Lane Suite 200	
Antioch, TN 37013	Knoxville, TN 37923	

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 **Paul J. Turek an unmarried man and Sarah E. Parchem, an unmarried woman, as joint tenants with right of survivorship** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45 on the Plan of Sunset Hills, Phase Two, as shown of record on a Plat recorded in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property Lake Forest Homes, Inc., a Tennessee Corporation from SAF Properties, a Tennessee Partnership by Quitclaim Deed on 7/11/13, 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.
- All matter shown on the subdivision plat of record in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book Instrument Number 20070605-0067128, as amended and supplemented in Instrument Numbers 20110203-0009586 and 20130712-0072091, page , Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5894, Page 186 and Book 5388, Page 713, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20100225-0014274, 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.
- Easements of record in Book 5894, Page 186; Instrument Numbers 20060406-0039475; 20071010-0120325; 20070710-0082048; 20080805-0080303; 20100721-0057062 and 20071109-0132386, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1200 Sundown Court (a/k/a 232 Sundown 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 February 5, 2014.

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 office, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 5th day of February, 2014.

Notary Public

My commission expires: 2-5-14

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