WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018469 DEEDWARR
Recvd: 03/19/14 13:47 2 pgs
Fees:13.00 Taxes:858.36
20140319-0022772

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$231,990.00.**

B. Curry
Affiant

Subscribed and sworn to before me this 18 day of March, 2014

Deborah K. Devine
Notary Public
My Commission expires: 10-18-16
(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:
Hamid Tahriri	CMG Mortgage Inc.	181-03-0-A Parcel 307.00 CO
8044 Mandan Drive	3160 Crow Canyon Rd #400	
Brentwood, TN 37027	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 **Hamid Tahriri, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 120 Revision one Phase Two Addition to Indian Creek, as shown of record in Plat Instrument Number 20070720-0086788, 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, a Tennessee Partnership dated 7/2/13 of record in Instrument Number 20130709-0071033, 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 Instrument Number 20070720-0086788, and corrected in Instrument Number 20080130-0009500, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10752, Page 553, as amended in Instrument Number 20000727-0074152 and Instrument Number 20070606-0067790, Register's Office for Davidson County, Tennessee.
- Charter for Indian Creek Homeowners Association of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20041025-0128024, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20080501-0049705; 20060707-0081741; 20070710-0082048; 20071101-0129060; 20071109-0132386, 20060526-0062237 and 20080805-0080303, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8044 Mandan Drive, Brentwood, TN 37027**

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 March 18, 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 President, 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 18th day of March 2014.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Realty Title
2064 Cool Springs Blvd #106
Franklin, TN 37067