WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046236 DEEDWARR
Recvd: 06/30/14 10:30 2 pgs
Fees:13.00 Taxes:776.96
20140630-0056972

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $209,990.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2014.

Notary Public
My Commission expires: 10/15/2016
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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
James G. Wall Jr.	SWBC Mortgage Corporation	173-08-0A-122.00
3057 Bluffhollow Gap	9311 San Pedro Avenue Suite 100	
Cane Ridge Antioch, TN 37013	San Antonio, TX 78216	

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 **James G. Wall Jr. and Allyson K. Wall, 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 Number 104, Deer Valley, Section Four, a Cluster Subdivision, as shown by plat of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a part of the land conveyed to PINE OAKS PROPERTIES TWO, L.L.P., A TENNESSEE LIMITED LIABILITY from ALMA EUBANK, JAMES GOSSETT AND NANCY D. YORK, AS SOLE HEIRS-AT-LAW OF DAISY CLARK GOSSETT, DECEASED by Warranty Deed on December 3, 1999, of record in Instrument Number 19991207-0300314, Register's Office for Davidson County, Tennessee. Further conveyed to Lake Forest Homes, Inc., a Tennessee corporation from Pine Oaks Properties Two, G.P., a Tennessee General Partnership by QuitClaim Deed on January 21, 2014, of record in Instrument Number 20140129-0007860, 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 anc payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20001205-0119205; 20001205-0119206; 20040224-0020945; 20021212-0153692; 20070807-0093758 and Book 222, Page 565, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3057 Bluffhollow Gap, ~~Antioch~~ 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 June 20, 2014.

Lake Forest Homes, Inc.

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 as 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 20th day of June, 2014.

Notary Public

My commission expires: 11.6.17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY