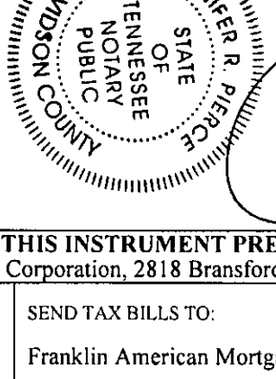
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $200,740.00.

Affiant

Subscribed and sworn to before me this 14 day of JULY, 2014

Notary Public

My Commission expires: 11-6-17

(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:
Chris Powell	Franklin American Mortgage	182-01-0A-153.00
1520 Sunbeam Drive	501 Corporate Centre Drive Suite 400	
Cane Ridge, TN 37013	Franklin, TN 37067	

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 **Chris Powell**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 127 on the plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 and 125 through 128, Sunset Hills, as shown of record on a Plat recorded in Instrument Number 20131217-0127444, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from SAF Properties, a Tennessee Parnership dated July 11, 2013 of record in Instrument Number 20130729-0078218, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to SAF Properties by deeds recorded on 2/9/05 in Instrument Number 20050209-0015271 and 5/23/03 in Instrument Number 20030523-0080966, 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 20131217-0127444, Register's Office 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: 1520 Sunbeam Drive, Cane Ridge, TN 37013

BILL GARRETT, Davidson County
Trans:T20140052053 DEEDWARR
Recvd: 07/18/14 14:11 2 pgs
Fees:13.00 Taxes:742.74
20140718-0064065

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 July 11, 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 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 11th day of July , 2014.

Notary Public My commission expires: 11-6-17