WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/14 08:05 2 pgs
Fees:13.00 Taxes:702.96
20141015-0095059



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$189,990.00.**

Affiant

Subscribed and sworn to before me this 8th day of October, 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:
Roni Cherkesky Smadar Cherkesky	New Owner	181-03-0A-306.00
4604 Nadine Drive		
Franklin, TN 37064	,	

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 **Roni Cherkesky and wife, Smadar Cherkesky,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot No. 119 on the Plan of Revision one, Phase Two, Addition to Indian Creek, of record in Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and accurate description.

Being part of the same property further conveyed to Lake Forest Homes, Inc., from SAF Properties, LLC a Tennessee Limited Liability Company by QuitClaim Deed on April 7, 2014 of record in Instrument Number 20140411-0030745, 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 2015 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, Register's Office for Davidson County, Tennessee.
- Covenants, conditions and restrictions set forth and recorded in Book 10752, Page 553; Book 11708, Page 575; Instrument Numbers 20000727-0074152; 20030509-0062505; 20050118-0006063; 20070606-0067790 and 20140403-0027632, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10752, Page 553 and Book 11033, Page 509, Register's Office for Davidson County, Tennessee.
- Charter of Indian Creek Homeowner's Association of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowner's Association for Open Space of record in Instrument Number 20130516-0049304, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 10881, Page 954; Book 11217, Page 799; Instrument Number 20060526-0062237, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8040 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 October 8, 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, President 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 as 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 8th day of October, 2014.

Notary Public My commission expires: 11-6-17

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, Jennifer Pierce, 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: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY