WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016687 DEEDWARR
Recvd: 03/09/15 09:46 2 pgs
Fees:13.00 Taxes:920.01
20150309-0019744

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $248,650.00.

Affiant

Subscribed and sworn to before me this 3rd day of March, 2015

Notary Public
My Commission expires: 1-26-19
(Affix Seal)

BLACKBURN NOTARY PUBLIC STATE OF TENNESSEE BENTON CO. TENN.

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 Michael Phifer	New Owner	Map 181-03-0A Parcel 360.00
8109 Ochoa Lane		
Brentwood, TN 37027		

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 Michael Phifer and Diane Durdin, 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 Number 100 on the Plan of Phase Three, Section One, Addition to Indian Creek of record in Instrument Number 20140407-0028956, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lake Forest Homes, Inc. by Warranty Deed from SAF Properties, LLC , a Tennessee limited liability company, dated May 28, 2014 and found of record in Instrument Number 20140530-0046398, 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 20140407-0028956, 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 Book 11708, Page 575; Instrument Numbers 20000727-0074152; 20030509-0062505; 20060523-0060562; 20050118-0006063; 20070606-0067790; 20070606-0067791; 20140403-0027632 and 20140403-0027632, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Indian Creek Homeowner's Association, Inc., of record in Instrument Number 20130506-0049304, Register's Office for Davidson County, Tennessee.
- Charter of Indian Creek Homeowner's Association, Inc., of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11033, Page 509, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Numbers 20041025-0128024; 20060526-0062237 and 20130805-0081387, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8109 Ochoa Lane, 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 February 27, 2015.

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 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 27th day of February, 2015.

Notary Public My commission expires: 11-6-17

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY