WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048791 DEEDWARR
Recvd: 06/18/15 14:59 2 pgs
Fees:13.00 Taxes:799.16
20150618-0058488

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,990.00.**

Affiant

Subscribed and sworn to before me this 12th day of JUNE, 2015.

Notary Public
My Commission expires: (Affix Seal)

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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:
Jacob W. Holland	SunTrust Mortgage, Inc.	Map 173.13-A Parcel 119
879 Daybreak Drive	901 Semmes Avenue	173.13. A
Cane Ridge, TN 37013	Richmond, VA 23224	119

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 **Jacob W. Holland and Heather Marie Holland, 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 119, Sunset Hills, Phase Four, as shown of record in Instrument Number 20150211-0012821, Register's Office for Davidson County, Tennessee, to which plat 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 Quitclaim Deed from SAF Properties, LLC dated 3/12/15 of record in Instrument Number 20150317-0022578, 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 20150211-0012821, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070605-0067129, as amended and supplemented in Instrument Numbers 20110203-0009586; 20130712-0072091 and 20150227-0017000, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20150227-0016999, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowner's Association, Inc., of record in Instrument Number 20070605-0057128, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20060406-0039475; 20071010-0120325; 20070710-0082048; 20080805-0080303; 20100721-0057062 and 20071109-0132386, Register's Office for Davidson County, Tennessee.

This is improved property known as: **879 Daybreak Drive, 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 12, 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 12th day of June, 2015.

Notary Public

My commission expires: 1/8/17

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON