WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/16 14:21 2 pgs
Fees:13.00 Taxes:980.50
20160126-0007524

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

Affiant

Subscribed and sworn to before me this 21st day of January, 2016.

Notary Public
My Commission expires: 3-25-18
(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:
David Hernandez	Mortgage Lenders of America	182010A003CO
109 Sundown Drive	10975 El Monte St	
Antioch, TN 37013	Overland Park KS 66211	

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 **David Hernandez and LeAndra A. Hernandez,* husband and wife,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* AKA LeAndra Hernandez

Land in Davidson County, Tennessee, being Lot Number 3, Section One of Phase One Sunset Hills as of record in Plat Book 20070607-0068102, 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. from SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP on July 6, 2007, of record in Instrument Number 20070712-0082972, 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 2016 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 20070607-0068102, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5894, Page 186 and Book 5388, Page 713, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20150227-0017000; 20130712-0072091; 20110203-0009586; 20080211-0013604; 20070607-0068102; 20070605-0067129 and 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Numbers 20070605-0067120 and 20100721-0057063, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 Sundown Drive, Antioch, 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 January 21, 2016.

Lake Forest Homes, Inc., a Tennessee corporation

Authorized Agent

By: Jennifer R. Pierce, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jennifer R. Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Lake Forest Homes, Inc., the within named bargainor, a corporation, and that as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Lake Forest Homes, Inc. as President.

Witness my hand, at office, this 21st day of January, 2016.

Notary Public

My commission expires: 1/8/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018