WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/16 09:04 2 pgs
Fees:13.00 Taxes:1198.77
20160428-0041302

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $323,992.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2016

Notary Public
My Commission expires: 11-7-19
(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:
Kelley Colvin	Franklin American Mortgage Company	187-00-0A-172.00
8309 Middlewick Lane	6100 Tower Circle Suite 600	
Nolensville, TN 37135	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 **Kelley Colvin, unmarried and Geoffrey S. Yeager, unmarried, 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 172 on the Plan of Phase Five, Section One, Burkitt Village recorded in Instrument Number 20150210-0012343, Register's Office, 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., a Tennessee corporation from Kiddsroad, LLC, by Warranty Deed on March 12, 2015, of record in Instrument Number 20150316-0022556, 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 20150210-0012343, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5983, Page 685; Book 6253, Page 443; Instrument Numbers 20130717-0074035; 20140814-0073542 and 20150227-0017002, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Burkitt Village Homeowner's Association, Inc., of record in Instrument Number 20150227-0017001, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 6288, Page 837; Instrument Numbers 20130724-0076308; 20140509-0039932; 20140509-0039933 and 20090730-0071373, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **8309 Middlewick Lane, Nolensville, TN 37135**

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 April 22, 2016.

Lake Forest Homes, Inc., a Tennessee corporation

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 the 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 Authorized Agent.

Witness my hand, at office, this 22nd day of April, 2016.

Notary Public

My commission expires: 1/5/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, Julie Coone, 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: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.