WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/16 09:13 2 pgs
Fees:13.00 Taxes:739.96
20161004-0104290

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,990.00.**

Affiant

Subscribed and sworn to before me this 29th day of September, 2016

Notary Public
My Commission expires: 7-3-17
(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:
George Adams III	CMG Mortgage, Inc.	164-08-0C-119.00CO
3856 Swan Ridge Drive	3160 Crow Canyon Road Suite 400	
Antioch, TN 37013	San Ramon, CA 94583	

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 **George Adams III and wife, LaSonya Nix**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 87, as shown on the map entitled Section Three, Hamilton Chase, of record in Instrument Number 20070517-0059303, Surveyor's Certificate of Correction in Instrument Number 20070529-0063683 and in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from NIR Homes, Inc. dated September 7, 2016 and found of recorded in Instrument Number 20160907-0093973, 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 on Plan of record in Instrument No. 20050517-0059303, Surveyor's Certificate of Correction of record in Instrument No. 20070529-0063683, and Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee.
- Charter of Hamilton Chase Homeowner's Association, Inc., of record in Instrument No. 20060914-0113689, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20050728-0087946, Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Company of record in Instrument No. 20060707-0081733, Register's Office for said County; Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20040102-0000420, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3856 Swan Ridge 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 September 29, 2016.

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 Lake Forest Homes, Inc. as President.

Witness my hand, at office, this 29th day of September, 2016.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019