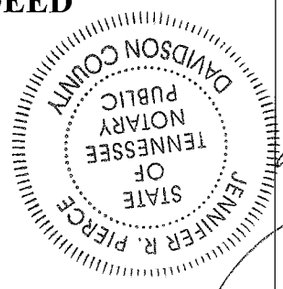
# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/16 16:11 2 pgs
Fees:13.00 Taxes:980.46
**20161207-0128735**




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$264,990.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 1st day of December, 2016.

Notary Public
My Commission expires: 11-6-17
(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: |
|---|---|---|
| Larry E. Douglas | Franklin American Mortgage Company | 164080C07900CO |
| 3725 Grace Falls Drive | 6100 Tower Circle Suite 600 | |
| Antioch, TN 37013 | 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 **Larry E. Douglas**, 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 No. 33 on the Plan of the Final Plat Section Two, Hamilton Chase "Cluster Lot Subdivision" of record in Instrument Number 20060807-0096557, as corrected by Surveyor's Certificate of Correction of record 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 part of the same property conveyed to Nir Homes, Inc. from Avenue Bank by Special Warranty Deed on December 27, 2013, of record in Instrument Number 20140108-0002117, Register's Office for Davidson County, Tennessee. NIR Homes, Inc. having since conveyed the above described property by Quitclaim Deed to Lake Forest Homes, Inc. dated 11/16/16 and found of record in Instrument Number 20161118-0122204, 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 2017 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 20060807-0096557 and corrected in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20050728-0087946 and 20051031-0131315, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3725 Grace Falls 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 November 30, 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 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 30th day of November, 2016.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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: 5-24-17

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