WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170011082 DEEDWARR
Recvd: 02/06/17 15:43 2 pgs
Fees: 13.00 Taxes: 1128.46
20170206-0012679

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$304,990.00**

Affiant

Subscribed and sworn to before me this 20th day of January, 2017

Notary Public
My Commission expires: 12/6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204
THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES INVOLVED. THE PREPARER MAKES TO REPRESENTATION TO THE ACCURACY OR VALIDITY OF THE TITLE.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Aaron Raymer	New Owner	164-08-0C Parcel 129.00 CO
1629 Jo Ann Drive		
La Vergne, TN 37086	,	

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 **Aaron Raymer**, his 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 Number 77, 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.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from NIR Homes, Inc. dated September 9, 2016 of record in Instrument Number 20170206-0012678, 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 20070517-0059303, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Instrument Numbers 20070723-0087046; 20070517-0059303; 20060914-003689; 20070529-0063683; 20051031-0131315; and 20050728-0087946, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20040416-0043248 and 20040102-0006420, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3808 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 January 20th, 2017.

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 20th day of January, 2017.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY