WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016892 DEEDWARR
Recvd: 02/27/17 12:47 2 pgs
Fees:13.00 Taxes:896.76
20170227-0019312

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $242,368.00.

Affiant

Subscribed and sworn to before me this 24th day of February, 2017.

Notary Public
My Commission expires: July 2, 2018
(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:
Connie Sherman	Bank of Tennessee	Map 164-08-0C Parcel 116.00 CO
529 Shoreline Lane	301 E. Center Street	
Antioch, TN 37013	Kingsport, TN 37660	

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 **Connie Sherman, unmarried and Landon Mummert, unmarried, tenants in common 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 No. 26, of Hamilton Chase, Section Three, according to plat and survey appearing of record in Instrument Number 20070517-0059303, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being part of the same property conveyed to JD Rivergate Land Trust by deed from Harvest Homes, LLC dated April 22, 2010 of record in Instrument Number 20100429-0032744, Register's Office Davidson County, Tennessee. Also being part of the same property conveyed to Amnon Shreibman from JD RIVERGATE LAND TRUST by Warranty Deed on November 13, 2015, of record in Instrument Number 20151118-0116864, 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 on Plan of record in Instrument No. 20070517-0059303, 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: **529 Shoreline Lane, 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 February 23, 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 23rd day of February, 2017.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY