WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/17 09:58 2 pgs
Fees:13.00 Taxes:296.00
20170324-0028839

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, **$80,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of March, 2017

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:
Lake Forest Homes, Inc.	New Owner	Map 187090A21600 CO
P.O. Box 126		
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, **Kiddsroad, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lake Forest Homes, Inc., a Tennessee corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 216 on the plan of Burkitt Village, Phase Seven, of record in Instrument Number 20170210-0014146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Kiddsroad, LLC, a Tennessee Limited Liability Company from Y & H, a Tennessee General Partnership by Warranty Deed on March 14, 2016, of record in Instrument Number 20160310-0023056, 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 20170210-0014146, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20161130-0125373; 20161130-0125372; 20161118-0122035; 20161118-0122034; 20150227-00117002 and 20130717-0074035, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20140509-0039932; 20150713-0067951 and 20121029-0098753, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4135 Alva 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 March 16, 2017.

Kidds Road, LLC

By: Fred Yazdian, President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of March, 2017, before me, appeared Fred Yazdian, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Kidds Road, LLC and that said instrument was signed and sealed in behalf of said Kidds Road, LLC by authority of its Board of Directors, Members or Trustees and said Fred Yazdian, acknowledged said instrument to be the free act and deed of Kidds Road, LLC

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC 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 MAURY COUNTY, TENN