WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/17 14:25 2 pgs
Fees:13.00 Taxes:758.46
20170418-0037920

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, **$204,990.00**.

Affiant

Subscribed and sworn to before me this 30th 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:
Maria T. Lopez	Peoples Home Equity	164-08-0C-082.00CO
413 Birchclay Point South	150 N. Seven Oaks	
Antioch, TN 37013	Knoxville, TN 37922	

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 **Maria T. Lopez, a married woman**, her 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. 36, on the Plan of Hamilton Chase Subdivision, Section 2, of record in Instrument Number 20060807-0096557, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from Amnon Shreibman dated September 9, 2016 of record in Instrument Number 20170215-0015674, 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. 20060807-0096557, Surveyor's Certificate of Correction of record in 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.
- 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.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **413 Birchclay Point South, 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 March 30, 2017.

Lake Forest Homes, Inc., a Tennessee corporation

_____, Authorized Agent

By: Jennifer R. Pierce, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jennifer R. Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent for Lake Forest Homes, Inc., the within named bargainor, a corporation, and that as an Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Lake Forest Homes, Inc. as Authorized Agent.

Witness my hand, at office, this 30th day of March, 2017.

_____ My commission expires: 11-5-2018
Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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.

_____ My commission expires: 5-24-17
Notary's Signature

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