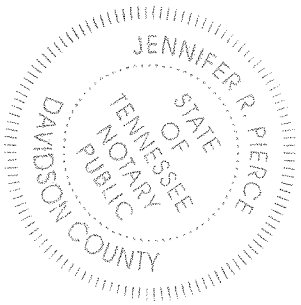
Davidson County DEEDWARR
Recvd: 08/02/17 08:39 2 pgs
Fees:13.00 Taxes:355.20
20170802-0078331

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

LeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 11.6.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lake Forest Homes, Inc.	Lake Forest Homes, Inc.	164030A00600CO
(NAME)	(NAME)	
P.O. Box 126	P.O. Box 126	164030A01300CO
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	LaVergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Hyneman Companies, Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lake Forest Homes, Inc.,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots 6 and 13 on the Final Plat of Rolling Hills Subdivision of record in Instrument No. 20161109-0118395, in the Davidson County, Tennessee Register of Deed's Office, reference to plat hereby made for a more complete and accurate description of said lots.

Being part of the same property conveyed to Kevin Hyneman Companies, Inc. by Quitclaim Deed from Fusion Worldwide, LLC recorded on August 4, 2016, of record in instrument No. 20160804-0080867, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☑

This is improved ☐ property, known as Rolling Hills Subdivision, Lot 6 and 13, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hands this 28th day of July, 2017.

KEVIN HYNEMAN COMPANIES, INC.

auth. agent

J Trent Lehman
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Kevin Hyneman Companies, Inc. and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent .

WITNESS my hand and seal this 28th day of July, 2017.

Notary Public
My Commission Expires: 4/22/2020

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 12346

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.

Julie Coone
Notary's Signature

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

My commission expires: 5-3-2021