# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$339,590.00.**

Affiant

Subscribed and sworn to before me this 27th day of October, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

Bill Garrett Davidson County
Batch# 20070 DEEDWARR
11/01/2017 11:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,256.48
20171101-0111979

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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: |
|---|---|---|
| Charlene S. Gabelman | FirstBank | 187-09-0A-216.00CO |
| 4135 Alva Lane | 318 Seaboard Lane, Suite 205 | |
| Nolensville, TN 37135 | Franklin, TN 37067 | |

**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 **Charlene S. Gabelman and Michael F. Gabelman, wife and husband**, 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 the same property conveyed to Lake Forest Homes, Inc., a Tennessee corporation from Kiddsroad, LLC, a Tennessee Limited Liability Company by Warranty Deed on March 16, 2017, of record in Instrument Number 20170324-0028839, 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 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20170210-0014146, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20130717-0074035, Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 2016118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, and Instrument No. 20170720-0073494, Register's Office for Davidson County, Tennessee; and Book 5983, page 685, as amended in Book 6253, page 443, Book 6387, page 867, Book 6898, page 31, Book 6898, page 495, Book 6938, page 38, Book 6940, page 458, Book 6940, page 463, Book 7118, page 894, and Book 7135, page 746, Register's Office for Williamson County. Tennessee.
- Conveyance of the common area to Burkitt Village Homeowner's Association, Inc., of record in Instrument No. 20170504-0044439, and Instrument No. 20170525-0052353, Register's Office for said County; and Book 7118, page 897, Register's Office for Davidson County, Tennessee.
- Charter of Burkitt Village Homeowner's Association, Inc., of record in Instrument No. 20121213-0114972, 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: **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 October 27, 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 for 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 27th day of October, 2017.

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: 5-3-2021

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

201711010111979