WARRANTY DEED

Bill Garrett Davidson County
Batch# 20085 DEEDWARR
11/01/2017 12:16:44 PM 2 pgs
Fees: $13.00 Taxes: $1,477.67

20171101-0112001

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $399,370.00.

Affiant

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

Notary Public
My Commission expires: 7/6/20
(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:
Aaron Teaford	new owners	187090A13400CO
4076 Liberton Way		
Nolensville, TN 37135		

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 **Aaron Teaford and Lisa Teaford, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 134 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 Lake Forest Homes, Inc., a Tennessee corporation, from Kiddsroad, LLC, a Tennessee Limited Liability Company, by Quitclaim Ded on April 4, 2017, of record in Instrument Number 20170426-0041105, 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 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: **4076 Liberton Way, Nolensville, TN 37135**

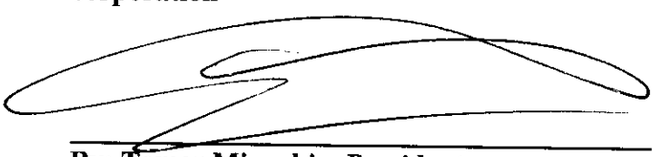
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE: B-KW-17-1

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 30, 2017.

Lake Forest Homes, Inc., a Tennessee corporation

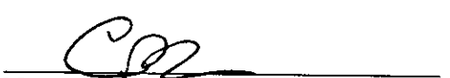


By: Tomer Minuskin, President

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: 11-5-2021

