WARRANTY DEED

Bill Garrett Davidson County
Batch# 25866 DEEDWARR
11/15/2017 12:53:04 PM 2 pgs
Fees: $13.00 Taxes: $1,202.46

20171115-0117475

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$324,990.00.**

Affiant

Subscribed and sworn to before me this 10th day of November, 2017.

Notary Public
My Commission expires: 11/17/19
(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:
Ashley Thomas and Ryan Thomas	New Owner	Map 187090A16000 CO
4133 Alva Lane		
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 **AshleyThomas and Ryan Thomas, 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. 160 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 Deed dated 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: **4133 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 November 10, 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 such 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 10th day of November, 2017.

Notary Public

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY