Bill Garrett Davidson County
Batch# 54045 DEEDWARR
02/02/2018 08:33:43 AM 2 pgs
Fees: $13.00 Taxes: $1,146.96
20180202-0010658

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THOMAS VORHOLT II
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, **$309,990.00.**

Affiant

Subscribed and sworn to before me this 30 day of January, 2018

Notary Public
My Commission expires: 8.4.20
(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:
Brandon P. Anderson	New Owner	173-10-0C-025.00CO
173 Blackpool Drive		
Antioch, TN 37013		

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 **Brandon P. Anderson, a single man**, his 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. 124 on the plan of Delvin Downs, Phase 1, of record in Instrument Number 20070807-0094328, 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 part of the same property conveyed to Lake Forest Homes, Inc., a Tennessee Corporation from Mundaca Financial Services, LLC, a Tennessee limited liability company by Warranty Deed on October 7, 2016, of record in Instrument Number 20161017-0109351, 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 20070807-0094328, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Delvin Downs Homeowner's Association, Inc., of record in Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee.
- Charter of Delvin Downs Homeowner's Association, Inc., of record in Instrument No. 20070824-0101501, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee.
- Storm Water Maintenance Agreement of record in Instrument No. 20060406-0039484, Register's Office for said County; Subject to an existing cemetery and rights of ingress and egress to the public for access in and to said cemetery.
- 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: **173 Blackpool Drive, 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 January 30, 2018.

Lake Forest Homes, Inc., a Tennessee corporation

By: Tomer Minsukin, 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 30th day of January, 2018.

Notary Public

My commission expires: 11-5-2018

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