Bill Garrett Davidson County
Batch# 64184 DEEDWARR
03/01/2018 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20180301-0019575

31399

# WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of February, 2018.

Notary Public
My Commission expires: 7/2/18
(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: |
|---|---|---|
| Lifestyle Home Builders, Inc | New Owner | 187-09-0-A Parcel 04300 |
| 808 Harpeth Trace Pl. | | |
| Nashville, TN 37221 | | |

**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 **Lifestyle Home Builders, Inc.**, their 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 Number 43 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision of record in Instrument Number 20170816-0084229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being part of the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed from Kiddsroad, LLC dated September 25th, 2017 and found of record in Instrument Number 20171011-0104329, 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 Plat Book Instrument Number 20170816-0084229, Register's Office County, Tennessee.
- Covenants, conditions, restrictions and by-laws as set forth in instrument recorded in Instrument Number 20130717-0074035. amended in 20141002-0090861 and 20171108-0114807, Register's Office for Davidson County, Tennessee.
- Charter of Burkitt Village Homeowners Association of record in Instrument Number 20121213-0114972, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for open spaces of record in Instrument Number 20170504-0044439; 20170525-0052353; and Instrument Number 20171108-0114808, Register's Office for Davidson County, Tennessee.
- Storm Water detention agreement of record in Instrument Number 20121029-0098753 and Instrument Number 20130724-0076308, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1291, page 665; Book 1315, page 860; Instrument Number 20051031-0131232; Book 10424, page 26; and Instrument Number 20140509-0039932, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4049 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.

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 February 28, 2018.

**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 28th day of February, 2018.

Notary Public

My commission expires: 11-5-2018

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

I, the undersigned, 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.

PETER WEISS

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

