WARRANTY DEED

Bill Garrett Davidson County
Batch# 69012 DEEDWARR
03/14/2018 12:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,239.46
20180314-0024124

JENNIFER R. PIERCE
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, **$334,990.00.**

CDZ
Affiant

Subscribed and sworn to before me this 8th day of March, 2018.

Notary Public
My Commission expires: 11-8-21
(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:
Robert B. Cooper Jr.	Bank of America, N.A.	187090A10900CO
4073 Liberton Way	4909 Savarese Cir	
Nolensville, TN 37135	Tampa, FL 33634	

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 **Robert B. Cooper Jr. and Diana L. Cooper, husband and wife,**, 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 109, Burkitt Village, Phase Eight, as shown on 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., a Tennessee Corporation from Kiddsroad, LLC, a Tennessee limited liability company by Quitclaim Deed on September 25, 2017, 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 on Plan of record in Instrument No. 20170816-0084229, 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. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, and Instrument No. 20171108-0114807, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Burkitt Village Homeowner's Association, Inc., of record in Instrument No. 20171108-0114808, 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.
- Storm Water Detention Agreement of record in Instrument No. 20121029-0098753, Instrument No. 20130724-0076308, and Instrument No. 20131216-0126751, Register's Office for said County. Grant of Easement of record in Instrument No. 20140509-0039932, Register's Office for Davidson County, Tennessee. Assignment of Lease of record in Instrument No. 20140509-0039933, Register's Office for Davidson County, Tennessee. Land Lease to the United States of America of record in Book 6288, page 837, Register's Office for Williamson County, Tennessee. Application for Greenbelt of record in Instrument No. 20090730-0071373, 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: **4073 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 March 8, 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 8th day of March, 2018.

Notary Public

My commission expires: 11-8-21

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.