WARRANTY DEED

Bill Garrett Davidson County
Batch# 70303 DEEDWARR
03/16/2018 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20180316-0025233

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of February, 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:
Gerges Gerges	Fifth Third Mortgage Company	164080C12900CO
3808 Swan Ridge Drive	5050 Kingsley Drive MD: 1MOC2k	
Antioch, TN 37013	Cincinnati, OH 45263	

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 **Gerges Gerges and Randa Ishak, 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 77, as shown on the map entitled Section Three, Hamilton Chase, of record in Instrument Number 20070517-0059303; Surveyor's Certificate of Correction Instrument Number 20070529-0063683 and Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lake Forest Homes, Inc. by Quitclaim Deed dated September 11, 2017 from Aaron Raymer of record in Instrument Number 20170926-0098638, 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. 20070517-0059303, Surveyor's Certificate of Correction of record in Instrument No. 20070529-0063683, and Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050728-0087946, as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee.
- Charter of Hamilton Chase Homeowner's Association, Inc., of record in Instrument No. 20060914-0113689, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20050728-0087946, Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Company of record in Instrument No. 20060707-0081733, Register's Office for said County; Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20040102-0000420, 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: **3808 Swan Ridge 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 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.

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212