WARRANTY DEED

Bill Garrett Davidson County
Batch# 115315 DEEDWARR
07/12/2018 09:29:10 AM 2 pgs
Fees: $13.00 Taxes: $1,450.36

20180712-0067411

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$391,990.00.**

Affiant

Subscribed and sworn to before me this 9th day of July, 2018

Notary Public
My Commission expires: _____
(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:
Grant Brock Gary Brock	New owner	187090A17100CO
8307 Middlewick 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 **Grant Brock, an unmarried man and Gary Brock, an unmarried man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 171 on the Plan of Phase Five, Section One, Burkitt Village recorded in Instrument Number 20150210-0012343, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lake Forest Homes, Inc., a Tennessee corporation from Kiddsroad, LLC by Warranty Deed on March 12, 2015, of record in Instrument Number 20150317-0022565, 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 20150210-0012343, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20130717-0074035 and 20040814-073542, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Number 20140509-0039932, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8307 Middlewick 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 July 9, 2018.

Lake Forest Homes, Inc., a Tennessee corporation

By: Tomer Minuskin, President

State of Tennessee)
County of Rutherford)

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 22nd day of ~~June~~ July, 2018.

Notary Public

My commission expires: 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY